

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22a Landstrom Quadrant, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$645,529

Property Type

Unit

Suburb

Kilsyth

Period - From

01/07/2022

to

30/06/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Solander CI KILSYTH 3137	\$865,000	19/08/2023
2	1a Mirang Av CROYDON 3136	\$840,000	27/07/2023
3	3/30 Pascoe Av CROYDON 3136	\$832,500	17/04/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/08/2023 09:29



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending June 2023: \$645,529

Comparable Properties



1 Solander CI KILSYTH 3137 (REI)

Agent Comments



Price: \$865,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Unit
Land Size: 314 sqm approx



1a Mirang Av CROYDON 3136 (REI)

Agent Comments



Price: \$840,000
Method: Private Sale
Date: 27/07/2023
Property Type: Unit
Land Size: 278 sqm approx



3/30 Pascoe Av CROYDON 3136 (REI)

Agent Comments



Price: \$832,500
Method: Private Sale
Date: 17/04/2023
Property Type: Unit

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