## 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$645,529	Pro	operty Type	Unit			Suburb	Kilsyth
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress 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



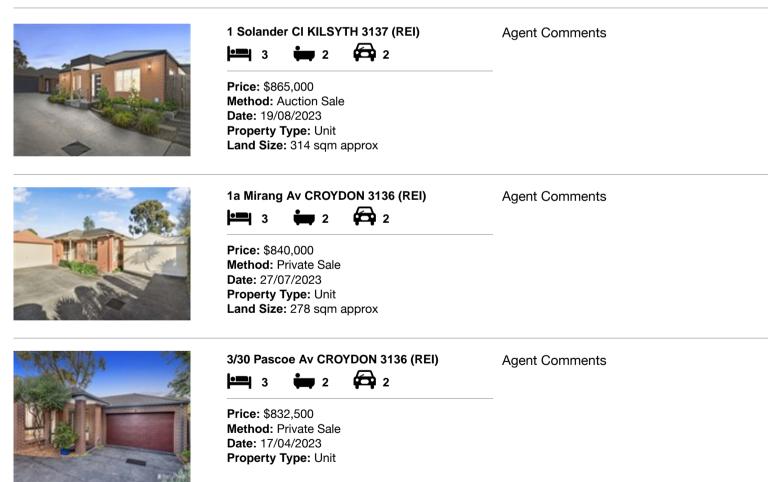






**Property Type:** Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median Unit Price Year ending June 2023: \$645,529

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



propertydata

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