

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

1/6 Glendhu Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$795,000

&

\$865,000

Median sale price

Median price \$695,000

Property Type Townhouse

Suburb Kilsyth

Period - From 20/02/2023

to

19/02/2024

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 | | |
| 2 | | |
| 3 | | |

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:

20/02/2024 14:21

1/6 Glendhu Road, Kilsyth Vic 3137

Gary Seaye
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Indicative Selling Price
\$795,000 - \$865,000
Median Townhouse Price
20/02/2023 - 19/02/2024: \$695,000



 3  2  2

Property Type: Townhouse (Res)
Agent Comments

Comparable Properties

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.

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