

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

17A Graham Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$745,000

Property Type

Townhouse

Suburb

Kilsyth

Period - From

09/03/2022

to

08/03/2023

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	10 Eden Way KILSYTH 3137	\$835,000	20/09/2022
2	45a Balmoral St KILSYTH 3137	\$791,500	19/09/2022
3	72 Hawthory Rd KILSYTH 3137	\$745,000	17/01/2023

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:

09/03/2023 09:07

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 3  3  1

Property Type: Townhouse
Land Size: 200 sqm approx

Agent Comments

Brand new Home, Own title, street frontage

Indicative Selling Price
\$740,000 - \$810,000
Median Townhouse Price
09/03/2022 - 08/03/2023: \$745,000

Comparable Properties



10 Eden Way KILSYTH 3137 (REI/VG)

 3  2  2

Price: \$835,000
Method: Private Sale
Date: 20/09/2022
Property Type: House
Land Size: 374 sqm approx

Agent Comments

Neat and tidy home, but dated. Single level, own frontage and title. Slightly larger home & land



45a Balmoral St KILSYTH 3137 (REI/VG)

 3  2  2

Price: \$791,500
Method: Private Sale
Date: 19/09/2022
Property Type: Unit
Land Size: 463 sqm approx

Agent Comments

Modern home with double garage, located behind existing. Shared carriageway



72 Hawthory Rd KILSYTH 3137 (REI)

 3  2  2

Price: \$745,000
Method: Private Sale
Date: 17/01/2023
Property Type: House
Land Size: 400 sqm approx

Agent Comments

Original home fully renovated. Single carport, main road location

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122