## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	17A Graham Avenue, Kilsyth Vic 3137
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$740,000	&	\$810,000
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#### Median sale price

Median price	\$745,000	Pro	perty 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

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

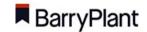
OR

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



Date of sale



Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

Indicative Selling Price \$740,000 - \$810,000 Median Townhouse Price

09/03/2022 - 08/03/2023: \$745,000



**1** 3 **1** 3 **4** 

**Property Type:** Townhouse **Land Size:** 200 sqm approx

**Agent Comments** 

Brand new Home, Own title, street frontage

# Comparable Properties



10 Eden Way KILSYTH 3137 (REI/VG)

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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)

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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)

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**6** 

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



