

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

101 Cherylne Crescent, Kilsyth Vic 3137

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$795,000 Property Type House Suburb Kilsyth

Period - From 01/01/2023 to 31/03/2023 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	5 Hansen Rd KILSYTH 3137	\$855,000	21/01/2023
2	16 Kilsyth Av KILSYTH 3137	\$835,000	09/12/2022
3	6 Mimosa Av KILSYTH 3137	\$830,000	14/12/2022

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:

24/05/2023 09:29



Rooms: 7

Property Type: House

Land Size: 853.917 sqm approx

Agent Comments

Comparable Properties



5 Hansen Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 21/01/2023

Property Type: House (Res)

Land Size: 795 sqm approx



16 Kilsyth Av KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$835,000

Method: Sold Before Auction

Date: 09/12/2022

Property Type: House (Res)

Land Size: 963 sqm approx



6 Mimosa Av KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 14/12/2022

Rooms: 6

Property Type: House (Res)

Land Size: 959 sqm approx