# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	101 Cherylnne Crescent, Kilsyth Vic 3137
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$790,000 & \$850,000	Range between	\$790,000	&	\$850,000
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#### Median sale price

Median price	\$795,000	Pro	perty 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.

Ad	dress 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





Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

**Indicative Selling Price** \$790,000 - \$850,000 **Median House Price** March quarter 2023: \$795,000

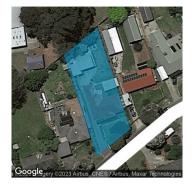




Property Type: House

Land Size: 853.917 sqm approx

**Agent Comments** 



# Comparable Properties



5 Hansen Rd KILSYTH 3137 (REI/VG)





Price: \$855,000 Method: Private Sale Date: 21/01/2023

Property Type: House (Res) Land Size: 795 sqm approx

**Agent Comments** 



16 Kilsyth Av KILSYTH 3137 (REI/VG)





Price: \$835,000

Method: Sold Before Auction

Date: 09/12/2022

Property Type: House (Res) Land Size: 963 sqm approx

Agent Comments



6 Mimosa Av KILSYTH 3137 (REI/VG)





Price: \$830.000 Method: Private Sale Date: 14/12/2022 Rooms: 6

Property Type: House (Res) Land Size: 959 sqm approx

Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



