

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

5/691 Mt Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$695,000 & \$750,000

Median sale price

Median price \$665,000 Property Type Unit Suburb Kilsyth

Period - From 28/08/2022 to 27/08/2023 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	2a Beatrice St KILSYTH 3137	\$745,000	05/05/2023
2	2/5 Anita St KILSYTH 3137	\$727,000	18/08/2023
3	1/21 Holmes Rd MOOROOLBARK 3138	\$705,000	09/03/2023

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:

28/08/2023 11:43

5/691 Mt Dandenong Road, Kilsyth Vic 3137



Christopher Clerke
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Indicative Selling Price

\$695,000 - \$750,000

Median Unit Price

28/08/2022 - 27/08/2023: \$665,000



3 2 2

Property Type: Unit

Land Size: 276 sqm approx

Agent Comments

Comparable Properties



2a Beatrice St KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$745,000

Method: Private Sale

Date: 05/05/2023

Property Type: Townhouse (Single)



2/5 Anita St KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$727,000

Method: Private Sale

Date: 18/08/2023

Property Type: Townhouse (Single)

Land Size: 141 sqm approx

1/21 Holmes Rd MOOROOLBARK 3138 (VG)

Agent Comments

3 - -

Price: \$705,000

Method: Sale

Date: 09/03/2023

Property Type: Strata Unit/Flat

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



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