

# 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

2/41-43 Terrigal Crescent, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$699,950

### Median sale price

Median price

\$720,000

Property Type

House

Suburb

Kilsyth

Period - From

01/10/2020

to

31/12/2020

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	1/18 Mimosa Av KILSYTH 3137	\$750,000	01/10/2020
2	39A Dryden Conc MOOROOLBARK 3138	\$735,000	29/01/2021
3	188a Cambridge Rd KILSYTH 3137	\$730,499	27/10/2020

**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:

02/02/2021 09:35



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$699,950  
**Median House Price**  
December quarter 2020: \$720,000

## Comparable Properties



1/18 Mimosa Av KILSYTH 3137 (REI)

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 01/10/2020  
**Property Type:** House



39A Dryden Conc MOOROOLBARK 3138 (REI)

Agent Comments



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 29/01/2021  
**Property Type:** House  
**Land Size:** 244 sqm approx



188a Cambridge Rd KILSYTH 3137 (REI)

Agent Comments



**Price:** \$730,499  
**Method:** Private Sale  
**Date:** 27/10/2020  
**Property Type:** House  
**Land Size:** 263 sqm approx