

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

1/8 Buttler Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$795,000

Property Type House

Suburb Kilsyth

Period - From 22/06/2022

to

21/06/2023

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 Browning St KILSYTH 3137	\$697,000	11/05/2023
2	1/8 Mersey Rd KILSYTH 3137	\$695,000	30/03/2023
3	12 Paramount Av KILSYTH 3137	\$684,000	27/01/2023

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:

22/06/2023 12:04



 3  1  1

Rooms: 5
Property Type:
 Flat/Unit/Apartment (Res)
Land Size: 410 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median House Price
 22/06/2022 - 21/06/2023: \$795,000

Comparable Properties



2A Browning St KILSYTH 3137 (REI)

Agent Comments

 3  1  1

Price: \$697,000
Method: Private Sale
Date: 11/05/2023
Property Type: House
Land Size: 402 sqm approx



1/8 Mersey Rd KILSYTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$695,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 404 sqm approx



12 Paramount Av KILSYTH 3137 (VG)

Agent Comments

 3  -  -

Price: \$684,000
Method: Sale
Date: 27/01/2023
Property Type: House (Res)
Land Size: 369 sqm approx

Account - Barry Plant | P: 03 9842 8888