

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

1/34 Geoffrey Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$675,000

&

\$720,000

Median sale price

Median price

\$790,000

Property Type

House

Suburb

Kilsyth

Period - From

01/01/2021

to

31/12/2021

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	1a Louisa St KILSYTH 3137	\$766,000	20/10/2021
2	31 Geoffrey Dr KILSYTH 3137	\$731,800	04/11/2021
3	111 Lomond Av KILSYTH 3137	\$722,000	12/02/2022

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:

16/03/2022 10:02

1/34 Geoffrey Drive, Kilsyth Vic 3137

Miles Howell

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Indicative Selling Price

\$675,000 - \$720,000

Median House Price

Year ending December 2021: \$790,000



Property Type: House

Land Size: 365 sqm approx

Agent Comments

Comparable Properties



1a Louisa St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$766,000

Method: Auction Sale

Date: 20/10/2021

Property Type: House (Res)

Land Size: 500 sqm approx



31 Geoffrey Dr KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$731,800

Method: Private Sale

Date: 04/11/2021

Property Type: House

Land Size: 470 sqm approx



111 Lomond Av KILSYTH 3137 (REI)

Agent Comments



Price: \$722,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 473 sqm approx

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