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	cons	sumer.vic.gc	v.au/ı	underquot	ing		
Range betwee	\$675,000		&		\$720,000			
Median sale p	rice							
Median price	\$790,000	Pro	operty Type	Hous	se		Suburb	Kilsyth
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ade	dress 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





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Property Type: House **Land Size:** 365 sqm approx Agent Comments Indicative Selling Price \$675,000 - \$720,000 Median House Price Year ending December 2021: \$790,000

Comparable Properties





1a Louisa St KILSYTH 3137 (REI/VG)

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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)



Price: \$731,800 Method: Private Sale Date: 04/11/2021 Property Type: House Land Size: 470 sqm approx



111 Lomond Av KILSYTH 3137 (REI)



Price: \$722,000 Method: Auction Sale Date: 12/02/2022 Property Type: House (Res) Land Size: 473 sqm approx

Agent Comments

Agent Comments

Agent Comments

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



propertydata

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