Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 6 Durham Road, Kilsyth Vic 3137 |
|----------------------|---------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$720,000 & \$790,000 | Range between | \$720,000 | & | \$790,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price \$8 | 300,000 | Pro | perty Type | House | | Suburb | Kilsyth |
|------------------|-----------|-----|------------|-------|--------|--------|---------|
| Period - From 01 | 1/10/2024 | to | 31/12/2024 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 501 Mt Dandenong Rd KILSYTH 3137 | \$770,000 | 21/01/2025 |
| 2 | 41 Hawthory Rd KILSYTH 3137 | \$765,000 | 18/11/2024 |
| 3 | 40 Liverpool Rd KILSYTH 3137 | \$650,000 | 19/08/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 19/02/2025 15:11 |
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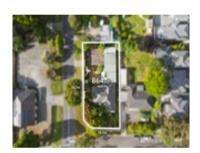


Property Type: House Land Size: 902 sqm approx

Agent Comments

Indicative Selling Price \$720,000 - \$790,000 **Median House Price** December quarter 2024: \$800,000

Comparable Properties



501 Mt Dandenong Rd KILSYTH 3137 (REI)

Agent Comments

Price: \$770,000 Method: Private Sale Date: 21/01/2025 Property Type: House Land Size: 864 sqm approx

41 Hawthory Rd KILSYTH 3137 (REI)

Method: Private Sale





Agent Comments



Price: \$765,000





Date: 18/11/2024 Property Type: House

Land Size: 998 sqm approx

40 Liverpool Rd KILSYTH 3137 (REI/VG)







Agent Comments



Price: \$650,000 Method: Private Sale Date: 19/08/2024 Property Type: House Land Size: 843 sqm approx

Account - Barry Plant | P: 03 9842 8888



