

# 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

3/111 Colchester Road, Kilsyth Vic 3137

### Indicative selling price

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

Range between \$640,000 & \$660,000

### Median sale price

Median price \$685,000 Property Type Unit Suburb Kilsyth

Period - From 28/10/2023 to 27/10/2024 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	Price	Date of sale
1	2/46 Birkenhead Dr KILSYTH 3137	\$652,500	25/09/2024
2	1/111 Colchester Rd KILSYTH 3137	\$640,000	29/07/2024
3	4/113 Colchester Rd KILSYTH 3137	\$645,000	10/05/2024

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:

28/10/2024 11:26



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**Property Type:** Unit  
**Land Size:** 221 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$660,000  
**Median Unit Price**  
28/10/2023 - 27/10/2024: \$685,000

## Comparable Properties



2/46 Birkenhead Dr KILSYTH 3137 (REI)

**Agent Comments**

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**Price:** \$652,500  
**Method:** Private Sale  
**Date:** 25/09/2024  
**Property Type:** Unit  
**Land Size:** 152 sqm approx



1/111 Colchester Rd KILSYTH 3137 (REI/VG)

**Agent Comments**

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**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 29/07/2024  
**Property Type:** Unit  
**Land Size:** 255 sqm approx



4/113 Colchester Rd KILSYTH 3137 (VG)

**Agent Comments**

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**Price:** \$645,000  
**Method:** Sale  
**Date:** 10/05/2024  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454