

# 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 28 Glen Dhu 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)

Single Price \$830,000

### Median sale price

Median price \$861,000

Property type House

Suburb Kilsyth

Period - From 01/01/2022

to

31/03/2022

Source REIV

### Comparable property sales

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
24 Taylor Road, Mooroolbark Vic 3138	\$820,000	16/06/2022
26 Boyana Crescent, Croydon Vic 3136	\$830,000	11/04/2022
35 Glen Dhu Road, Kilsyth Vic 3137	\$815,000	10/03/2022

This Statement of Information was prepared on: 30/06/2022