Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3 Theodore Close, Kilsyth Vic 3137
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$630,000	&	\$693,000
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Median sale price

Median price	\$696,500	Pro	perty Type Un	it		Suburb	Kilsyth
Period - From	01/10/2023	to	30/09/2024	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	2/1 Churchill Way KILSYTH 3137	\$780,000	29/07/2024
2	3/12 Lomond Av KILSYTH 3137	\$710,000	20/07/2024
3	2/15 Durham Rd KILSYTH 3137	\$735,000	21/05/2024

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:	18/11/2024 11:19













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$630,000 - \$693,000 **Median Unit Price** Year ending September 2024: \$696,500

Comparable Properties



2/1 Churchill Way KILSYTH 3137 (REI/VG)



Price: \$780,000 Method: Private Sale Date: 29/07/2024

Property Type: Townhouse (Single)

Agent Comments



3/12 Lomond Av KILSYTH 3137 (REI/VG)





Agent Comments

Price: \$710,000 Method: Private Sale Date: 20/07/2024

Property Type: Townhouse (Single)

2/15 Durham Rd KILSYTH 3137 (REI/VG)



Agent Comments

Price: \$735,000 Method: Private Sale Date: 21/05/2024

Property Type: Townhouse (Res)

Account - Roger Davis Wheelers Hill | P: 03 95605000





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