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	10 Kevin Court, Kilsyth Vic 3137
Including suburb and	
postcode	

Indicative selling price

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

Range between \$690,000 & \$740,000	Range between	\$690,000	&	\$740,000
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Median sale price

Median price	\$800,000	Pro	perty Type	House		Suburb	Kilsyth
Period - From	01/10/2024	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	8 Belinda CI KILSYTH 3137	\$710,000	21/01/2025
2	1/70 Durham Rd KILSYTH 3137	\$730,000	27/11/2024
3	1/145 Liverpool Rd KILSYTH 3137	\$735,000	12/08/2024

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:	05/02/2025 09:06









Rooms: 5

Property Type: House (Res) **Land Size:** 512 sqm approx

Agent Comments

Indicative Selling Price \$690,000 - \$740,000 Median House Price December quarter 2024: \$800,000

Comparable Properties



8 Belinda CI KILSYTH 3137 (REI)

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a 2

Price: \$710,000 Method: Private Sale Date: 21/01/2025 Property Type: House Land Size: 379 sqm approx **Agent Comments**



1/70 Durham Rd KILSYTH 3137 (REI/VG)

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Agent Comments

Price: \$730,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 420 sqm approx



1/145 Liverpool Rd KILSYTH 3137 (REI/VG)

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y 1



2

Agent Comments

Price: \$735,000 Method: Private Sale Date: 12/08/2024 Property Type: House Land Size: 357 sqm approx

Account - Woodards | P: 0390563899





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