

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

10 Kevin Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$800,000 Property 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 | 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 comparable properties 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



 3  1  2

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)

Agent Comments

 3  1  2

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



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

Agent Comments

 3  1  2

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)

Agent Comments

 3  1  2

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

Account - Woodards | P: 0390563899