

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

3/505 Mount Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$691,250

Property Type

House

Suburb

Kilsyth

Period - From

01/01/2021

to

31/03/2021

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	40a Taronga Cr CROYDON 3136	\$772,500	10/11/2020
2	3/1 Mcilraith Ct CROYDON 3136	\$758,000	22/03/2021
3	1/4 Haig St CROYDON 3136	\$741,000	15/02/2021

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:

22/04/2021 10:59



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$750,000
Median House Price
March quarter 2021: \$691,250

Comparable Properties



40a Taronga Cr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$772,500
Method: Private Sale
Date: 10/11/2020
Property Type: Townhouse (Res)
Land Size: 280 sqm approx

3/1 McIlraith Ct CROYDON 3136 (REI)

Agent Comments



Price: \$758,000
Method: Private Sale
Date: 22/03/2021
Property Type: House



1/4 Haig St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$741,000
Method: Private Sale
Date: 15/02/2021
Property Type: Townhouse (Single)