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

2/691 Mt Dandenong Road, Kilsyth Vic 3137

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$700,000		&		\$730,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Kilsyth
Period - From	01/07/2021	to	30/09/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/6 Kevin Ct KILSYTH 3137	\$715,000	04/11/2021
2	2/28 CheryInne Cr KILSYTH 3137	\$705,000	02/10/2021
3			

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:

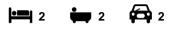
16/11/2021 11:40



2/691 Mt Dandenong Road, Kilsyth Vic 3137







Rooms: 3 Property Type: Unit Land Size: 236 sqm approx Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$700,000 - \$730,000 Median Unit Price September quarter 2021: \$680,000

Comparable Properties



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.

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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