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

1 Monty Close, Kilsyth Vic 3137

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$625,000		&		\$675,000			
Median sale pr	ice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Kilsyth
Period - From	01/01/2023	to	31/12/2023		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	2/16 Tennyson Av KILSYTH 3137	\$685,000	18/12/2023
2	2/13 Mountain View Rd KILSYTH 3137	\$636,000	23/11/2023
3			

OR

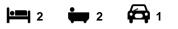
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

14/03/2024 13:16

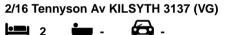






Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$625,000 - \$675,000 Median Unit Price Year ending December 2023: \$680,000

Comparable Properties



Agent Comments

Agent Comments

Price: \$685,000 Method: Sale Date: 18/12/2023 Property Type: Strata Unit/Flat



2/13 Mountain View Rd KILSYTH 3137 (REI/VG)

Price: \$636,000 Method: Private Sale Date: 23/11/2023 Property Type: Townhouse (Res)

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 - Woodards | P: 0390563899

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