

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

2/62 Colchester Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$700,000

&

\$720,000

Median sale price

Median price

\$730,000

Property Type

Townhouse

Suburb

Kilsyth

Period - From

25/05/2021

to

24/05/2022

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	4 Byron Rd KILSYTH 3137	\$750,000	23/03/2022
2	48 Colchester Rd KILSYTH 3137	\$720,000	18/03/2022
3	2/14 Geoffrey Dr KILSYTH 3137	\$710,500	19/04/2022

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:

25/05/2022 08:34



Rooms: 6

Property Type: Unit

Agent Comments



Comparable Properties



4 Byron Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 23/03/2022

Property Type: Unit

Land Size: 268 sqm approx



48 Colchester Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 18/03/2022

Property Type: House

Land Size: 313 sqm approx



2/14 Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$710,500

Method: Private Sale

Date: 19/04/2022

Rooms: 5

Property Type: Unit

Land Size: 224 sqm approx