

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