

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

44 Byron Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$850,000

&

\$930,000

Median sale price

Median price \$831,500

Property Type House

Suburb Kilsyth

Period - From 01/10/2022

to

31/12/2022

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	20 Hawthory Rd KILSYTH 3137	\$850,000	22/10/2022
2	32 Beatrice St KILSYTH 3137	\$831,150	19/10/2022
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:

14/02/2023 12:28



 3  2  2

Property Type: House
Land Size: 964 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
December quarter 2022: \$831,500

Comparable Properties



20 Hawthory Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  3

Price: \$850,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 864 sqm approx



32 Beatrice St KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  4

Price: \$831,150
Method: Sold Before Auction
Date: 19/10/2022
Property Type: House (Res)
Land Size: 860 sqm approx

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.