

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

5 Amelia Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$890,000

&

\$950,000

Median sale price

Median price \$815,000

Property Type House

Suburb Kilsyth

Period - From 01/07/2022

to

30/06/2023

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	1 Dyffryn Ct KILSYTH 3137	\$948,000	10/05/2023
2	9 Newhaven La CROYDON 3136	\$903,000	22/03/2023
3	2 Carlyle St CROYDON 3136	\$901,500	24/05/2023

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:

16/08/2023 16:00



 4  2  3

Property Type: House (Res)

Land Size: 907 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median House Price

Year ending June 2023: \$815,000

Comparable Properties



1 Dyffryn Ct KILSYTH 3137 (REI/VG)

Agent Comments

 4  2  2

Price: \$948,000

Method: Private Sale

Date: 10/05/2023

Property Type: House

Land Size: 881 sqm approx



9 Newhaven La CROYDON 3136 (REI/VG)

Agent Comments

 4  3  2

Price: \$903,000

Method: Sold Before Auction

Date: 22/03/2023

Property Type: House (Res)

Land Size: 452 sqm approx



2 Carlyle St CROYDON 3136 (REI)

Agent Comments

 3  1  3

Price: \$901,500

Method: Auction Sale

Date: 24/05/2023

Property Type: House (Res)

Land Size: 866 sqm approx