

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

7 Scarlett Close, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$683,769

Property Type

Unit

Suburb

Kilsyth

Period - From

01/04/2024

to

30/06/2024

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	12 Lucinley CI KILSYTH 3137	\$645,000	24/07/2024
2	2 Monty CI KILSYTH 3137	\$631,000	15/06/2024
3	2/153 Lincoln Rd CROYDON 3136	\$600,000	14/03/2024

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:

15/08/2024 12:38



Property Type: House - Attached
House N.E.C.

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2024: \$683,769

Comparable Properties



12 Lucinley CI KILSYTH 3137 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 24/07/2024

Property Type: Townhouse (Single)

Land Size: 159 sqm approx



2 Monty CI KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$631,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Townhouse (Res)

Land Size: 138 sqm approx



2/153 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 14/03/2024

Property Type: Townhouse (Single)

Land Size: 201 sqm approx