

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

15/662-670 Mt Dandenong Road, Kilsyth

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range Between

\$640,000

&

\$680,000

**Median sale price**

Median price

\$710,250

Property type

Unit

Suburb

Kilsyth

Period - From

01/10/2021

to

30/09/2022

Source

REIV

**Comparable property sales**

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) 3/10 Mersey Rd KILSYTH 3137	\$680,000	18/08/2022
2) 8 Fairmont Drive, Kilsyth 3137	\$680,080	21/06/2022
3) 71 Cardigan Rd MOOROOLBARK 3138	\$656,000	02/06/2022

This Statement of Information was prepared on: 19/10/2022 09:09