

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 2 & 3/6 Lomond Avenue, Kilsyth Vic 3137

Indicative selling price

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

Unit type or class e.g. One bedroom units	Lower price		Higher price
4 bedroom units	\$800,000	&	\$850,000

Suburb unit median sale price

Median price \$730,000

Suburb Kilsyth

Period - From 01/10/2021

To

31/12/2021

Source REIV

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4 bedroom units	2/38 Pembroke Road, Mooroolbark Vic 3138	\$805,000	02/10/2021
	30a Dryden Concourse, Mooroolbark Vic 3138	\$836,000	11/09/2021
	1/19 Louisa Street, Croydon Vic 3136	\$850,000	12/10/2021

This Statement of Information was prepared on: 10/03/2022