## 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

3/6 Glen Dhu Road, Kilsyth Vic 3137

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$795,000		&		\$865,000				
Median sale price									
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Kilsyth	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/38 Durham Rd KILSYTH 3137	\$827,000	06/11/2023
2	1/20 Durham Rd KILSYTH 3137	\$810,000	22/11/2023
3	4/130 Liverpool Rd KILSYTH 3137	\$798,000	18/12/2023

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.

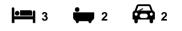
This Statement of Information was prepared on:

28/02/2024 14:52









**Property Type:** Unit Agent Comments

Gary Seaye 9725 0000 0412 173 217 garyseaye@methven.com.au

Indicative Selling Price \$795,000 - \$865,000 Median Unit Price December quarter 2023: \$745,000

# **Comparable Properties**

3/38 Durham Rd KILSYTH 3137 (REI/VG) 3 2 2 2 Price: \$827,000 Method: Private Sale Date: 06/11/2023 Property Type: Unit	Agent Comments
1/20 Durham Rd KILSYTH 3137 (REI/VG) 3 2 2 2 Price: \$810,000 Method: Private Sale Date: 22/11/2023 Property Type: Unit Land Size: 399 sqm approx	Agent Comments
4/130 Liverpool Rd KILSYTH 3137 (REI/VG) 3 2 2 2 Price: \$798,000 Method: Private Sale Date: 18/12/2023 Property Type: Unit	Agent Comments

#### Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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