

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 between

\$795,000

&

\$865,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Kilsyth

Period - From

01/10/2023

to

31/12/2023

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	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

3/6 Glen Dhu Road, Kilsyth Vic 3137

Gary Seaye

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Indicative Selling Price

\$795,000 - \$865,000

Median Unit Price

December quarter 2023: \$745,000



 3  2  2

Property Type: Unit

Agent Comments

Comparable Properties



3/38 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$827,000

Method: Private Sale

Date: 06/11/2023

Property Type: Unit



1/20 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$810,000

Method: Private Sale

Date: 22/11/2023

Property Type: Unit

Land Size: 399 sqm approx



4/130 Liverpool Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$798,000

Method: Private Sale

Date: 18/12/2023

Property Type: Unit

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