

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

17 Graham Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$837,000

Property Type House

Suburb Kilsyth

Period - From 01/01/2022

to

31/12/2022

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	47 Balmoral St KILSYTH 3137	\$720,000	02/11/2022
2	14 Zina Gr MOOROOLBARK 3138	\$715,000	21/12/2022
3	1/2 Timms Ct KILSYTH 3137	\$678,000	25/01/2023

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:

21/02/2023 09:27

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Indicative Selling Price

\$660,000 - \$720,000

Median House Price

Year ending December 2022: \$837,000



 3  1  1

Property Type: House

Agent Comments

Comparable Properties



47 Balmoral St KILSYTH 3137 (REI/VG)

 3  1  2

Price: \$720,000

Method: Private Sale

Date: 02/11/2022

Property Type: House

Land Size: 407 sqm approx

Agent Comments

Similar home, only single secured carport with parking in front. Front one of two



14 Zina Gr MOOROOLBARK 3138 (REI)

 3  1  2

Price: \$715,000

Method: Private Sale

Date: 21/12/2022

Property Type: House

Land Size: 421 sqm approx

Agent Comments

Renovated bathroom, Kitchen updated bench top & appliances, two living, double carport with share driveway



1/2 Timms Ct KILSYTH 3137 (REI)

 3  1  1

Price: \$678,000

Method: Private Sale

Date: 25/01/2023

Property Type: House

Land Size: 387 sqm approx

Agent Comments

Neat & Tidy 2 bed plus study home. Two living

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122