

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

11a Dunrossil Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$785,000 Property Type House Suburb Kilsyth

Period - From 01/07/2024 to 30/09/2024 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	2/11 Holmes Rd MOOROOLBARK 3138	\$875,000	01/10/2024
2	21a Blackburn Rd MOOROOLBARK 3138	\$855,000	03/06/2024
3	641 Mt Dandenong Rd KILSYTH 3137	\$850,000	28/05/2024

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: 15/10/2024 12:57



Property Type: Land
Land Size: 442 sqm approx
Agent Comments

Indicative Selling Price
 \$840,000 - \$890,000
Median House Price
 September quarter 2024: \$785,000

Comparable Properties



2/11 Holmes Rd MOOROOLBARK 3138 (REI) **Agent Comments**



Price: \$875,000
Method: Private Sale
Date: 01/10/2024
Property Type: Unit
Land Size: 284 sqm approx



21a Blackburn Rd MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$855,000
Method: Private Sale
Date: 03/06/2024
Property Type: Unit
Land Size: 235 sqm approx



641 Mt Dandenong Rd KILSYTH 3137 (REI/VG) **Agent Comments**



Price: \$850,000
Method: Sold Before Auction
Date: 28/05/2024
Property Type: House (Res)
Land Size: 402 sqm approx