

# 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

2/109 Colchester Road, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$680,000

Property Type Unit

Suburb Kilsyth

Period - From 01/07/2021

to 30/09/2021

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	2/28 CherylInne Cr KILSYTH 3137	\$705,000	02/10/2021
2	2/7 Russo PI KILSYTH 3137	\$640,000	05/08/2021
3	1 Wendels CI KILSYTH 3137	\$612,500	01/08/2021

**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:

27/10/2021 12:03

2/109 Colchester Road, Kilsyth Vic 3137

Miles Howell

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

September quarter 2021: \$680,000



 2    1    1

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 155 sqm approx

Agent Comments

## Comparable Properties



**2/28 Cherylnne Cr KILSYTH 3137 (REI)**

Agent Comments

 2    1    1

**Price:** \$705,000

**Method:** Private Sale

**Date:** 02/10/2021

**Property Type:** Unit

**Land Size:** 167 sqm approx



**2/7 Russo PI KILSYTH 3137 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 05/08/2021

**Property Type:** Unit

**Land Size:** 241 sqm approx



**1 Wendels CI KILSYTH 3137 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$612,500

**Method:** Private Sale

**Date:** 01/08/2021

**Property Type:** Townhouse (Single)

**Land Size:** 207 sqm approx

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