## 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	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Unit			Suburb	Kilsyth
Period - From	01/07/2021	to	30/09/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	2/28 CheryInne 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







Rooms: 4 Property Type: Unit Land Size: 155 sqm approx Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price September quarter 2021: \$680,000

# **Comparable Properties**



2/28 CheryInne Cr KILSYTH 3137 (REI)



Price: \$705,000 Method: Private Sale Date: 02/10/2021 Property Type: Unit Land Size: 167 sqm approx Agent Comments

Agent Comments



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

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)

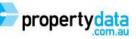


Agent Comments

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





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