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

73 Geoffrey Drive, Kilsyth Vic 3137

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting				
Range between \$620,000			&		\$670,000					
Median sale price										
Median price	\$875,000	Pro	Property Type		House		Suburb	Kilsyth		
Period - From	01/04/2022	to	30/06/2022		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.

Add	dress of comparable property	Price	Date of sale
1	30 Tamworth Rd KILSYTH 3137	\$680,000	08/06/2022
2	55 Lomond Av KILSYTH 3137	\$655,000	30/07/2022
3	70 Sellick Dr CROYDON 3136	\$655,000	04/08/2022

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:

07/09/2022 12:43









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$620,000 - \$670,000 Median House Price June quarter 2022: \$875,000

Comparable Properties

30 Tamworth Rd KILSYTH 3137 (REI/VG) 3 1 2 Price: \$680,000 Method: Private Sale Date: 08/06/2022 Property Type: House (Res) Land Size: 402 sqm approx	Agent Comments
55 Lomond Av KILSYTH 3137 (REI) 3 1 2 Price: \$655,000 Method: Private Sale Date: 30/07/2022 Property Type: House Land Size: 410 sqm approx	Agent Comments
70 Sellick Dr CROYDON 3136 (REI) 3 1 - Price: \$655,000 Method: Private Sale Date: 04/08/2022 Property Type: House Land Size: 360 sqm approx	Agent Comments

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



property data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.