

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 consumer.vic.gov.au/underquoting

Range between \$620,000 & \$670,000

Median sale price

Median price \$875,000 Property Type House Suburb Kilsyth

Period - From 01/04/2022 to 30/06/2022 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	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)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 08/06/2022
Property Type: House (Res)
Land Size: 402 sqm approx



55 Lomond Av KILSYTH 3137 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 30/07/2022
Property Type: House
Land Size: 410 sqm approx



70 Sellick Dr CROYDON 3136 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 04/08/2022
Property Type: House
Land Size: 360 sqm approx

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