

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

691 Mt Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$873,000

Property Type

House

Suburb

Kilsyth

Period - From

01/07/2021

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	14 Belinda CI KILSYTH 3137	\$701,500	17/06/2022
2	165 Cambridge Rd MOOROOLBARK 3138	\$695,000	10/03/2022
3	71 Cardigan Rd MOOROOLBARK 3138	\$656,000	02/06/2022

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:

27/07/2022 16:43



 2  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

Year ending June 2022: \$873,000

Comparable Properties



14 Belinda CI KILSYTH 3137 (REI)

Agent Comments

 3  1  1

Price: \$701,500

Method: Private Sale

Date: 17/06/2022

Property Type: House

Land Size: 388 sqm approx



165 Cambridge Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  1  1

Price: \$695,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

Land Size: 369 sqm approx



71 Cardigan Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  1  2

Price: \$656,000

Method: Private Sale

Date: 02/06/2022

Property Type: Unit

Land Size: 346.70 sqm approx

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