



STATEMENT OF INFORMATION

3/30 COLCHESTER ROAD, KILSYTH
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

3/30 COLCHESTER ROAD KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

2/62 COLCHESTER ROAD KILSYTH VIC 3137	\$712,000	29-Aug-22
2/5 CRINAN STREET KILSYTH VIC 3137	\$730,000	07-Apr-22

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 6 months.

This Statement of Information was prepared on: 05 September 2022

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2/62 COLCHESTER ROAD KILSYTH VIC 3137

Sold Price

^{RS} \$712,000 ^{UN}

Sold Date 29-Aug-22

3
 2
 2

Distance 0.33km



2/5 CRINAN STREET KILSYTH VIC 3137

Sold Price

\$730,000

Sold Date 07-Apr-22

3
 2
 1

Distance 0.71km

RS = Recent sale UN = Undisclosed Sale

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