

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

1a Dallas Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$790,000 & \$830,000

Median sale price

Median price \$836,500 Property Type House Suburb Kilsyth

Period - From 01/10/2023 to 31/12/2023 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	7a Bond Ct CROYDON 3136	\$845,000	12/12/2023
2	1/14a Parris Rd CROYDON 3136	\$825,000	08/02/2024
3	1/16 Ricky Ct MOOROOLBARK 3138	\$810,000	24/11/2023

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:

14/02/2024 16:17



Rooms: 6
Property Type: Townhouse (Single)
Land Size: 641 sqm approx
 Agent Comments

Indicative Selling Price
 \$790,000 - \$830,000
Median House Price
 December quarter 2023: \$836,500

Comparable Properties



7a Bond Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 12/12/2023
Property Type: House
Land Size: 443 sqm approx



1/14a Parrs Rd CROYDON 3136 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 08/02/2024
Property Type: Townhouse (Single)
Land Size: 246 sqm approx



1/16 Ricky Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 384 sqm approx

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