

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

14a Belinda Close, Kilsyth Vic 3137

Indicative selling price

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

Range between \$825,000

&

\$895,000

Median sale price

Median price \$820,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2022

to 30/09/2023

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	2/34 Geoffrey Dr KILSYTH 3137	\$890,000	17/08/2023
2	3 Byron Rd KILSYTH 3137	\$863,000	04/12/2023
3	9a Caroline St KILSYTH 3137	\$855,000	25/07/2023

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:

22/12/2023 11:29



 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$825,000 - \$895,000

Median House Price

Year ending September 2023: \$820,000

Comparable Properties



2/34 Geoffrey Dr KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 17/08/2023

Property Type: House

Land Size: 343 sqm approx



3 Byron Rd KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$863,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 381 sqm approx



9a Caroline St KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$855,000

Method: Private Sale

Date: 25/07/2023

Property Type: House

Land Size: 576 sqm approx