

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

8 Autumn Way, Kilsyth Vic 3137

Indicative selling price

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

Range between \$680,000

&

\$740,000

Median sale price

Median price \$831,500

Property Type House

Suburb Kilsyth

Period - From 01/10/2022

to 31/12/2022

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	130a Lomond Av KILSYTH 3137	\$759,000	04/08/2022
2	13 Autumn Way KILSYTH 3137	\$742,000	30/09/2022
3	5 Lockhart Ct KILSYTH 3137	\$650,000	30/11/2022

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:

18/01/2023 15:04



 3  2  2

Property Type: House
Land Size: 266 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
December quarter 2022: \$831,500

Comparable Properties



130a Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$759,000
Method: Private Sale
Date: 04/08/2022
Property Type: Unit
Land Size: 259 sqm approx

13 Autumn Way KILSYTH 3137 (VG)

Agent Comments

 2  -  -

3 Bed, 2 Bath, 2 Car on 258sqm

Price: \$742,000
Method: Sale
Date: 30/09/2022
Property Type: Flat/Unit/Apartment (Res)



5 Lockhart Ct KILSYTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$650,000
Method: Private Sale
Date: 30/11/2022
Property Type: House (Res)
Land Size: 382 sqm approx