

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

4 Glendhu Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$700,000

Property Type Townhouse

Suburb Kilsyth

Period - From 07/12/2022

to

06/12/2023

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	4 Caroline St KILSYTH 3137	\$745,000	30/11/2023
2	4 Ode PI MOOROOLBARK 3138	\$725,000	14/09/2023
3	3/15 Hansen Rd KILSYTH 3137	\$715,000	19/10/2023

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:

07/12/2023 14:23

4 Glendhu Road, Kilsyth Vic 3137

BARRYPLANT

Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au

 3  2  1

Property Type: Townhouse
Land Size: 223 sqm approx

Indicative Selling Price
\$700,000 - \$770,000
Median Townhouse Price
07/12/2022 - 06/12/2023: \$700,000

Agent Comments

Settled April 21. Built by Brownhill homes. Own title no owners corp, GDH, Evap Cooling, 2 x split systems, two living, 3 toilets.

Comparable Properties



4 Caroline St KILSYTH 3137 (REI)

 3  2  1

Price: \$745,000
Method: Private Sale
Date: 30/11/2023
Property Type: Townhouse (Single)
Land Size: 167 sqm approx

Agent Comments



4 Ode PI MOOROOLBARK 3138 (REI/VG)

 3  2  1

Price: \$725,000
Method: Private Sale
Date: 14/09/2023
Property Type: House
Land Size: 181 sqm approx

Agent Comments

First Listed 19/07/23: \$750,000 - \$800,000; Last Listed 28/11/23: \$690,000 - \$750,000 57 days on market.



3/15 Hansen Rd KILSYTH 3137 (REI/VG)

 3  2  1

Price: \$715,000
Method: Private Sale
Date: 19/10/2023
Property Type: Unit
Land Size: 257.24 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9735 3300



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