

# 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 & 16a Belinda Close, Kilsyth Vic 3137

### Indicative selling price for each block

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$370,000

### Median sale price

Median price \$538,989 Property Type Vacant land Suburb Kilsyth

Period - From 16/03/2022 to 15/03/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

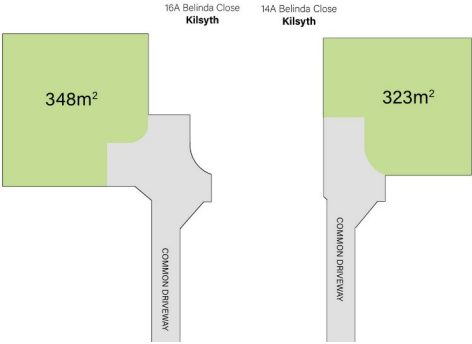
~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

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: 16/03/2023 14:36



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**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$370,000  
**Median Land Price**  
16/03/2022 - 15/03/2023: \$538,989

## Comparable Properties

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.

**Account - Louton Smith** | P: 0390563899