

# 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

72 Liverpool Road, Kilsyth Vic 3137

### Indicative selling price

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

Range between

\$700,000

&

\$750,000

### 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.

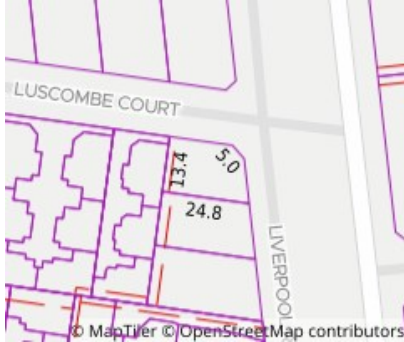
	Address of comparable property	Price	Date of sale
1	12 Durham Rd KILSYTH 3137	\$750,000	12/12/2023
2	16 Greenville St MOOROOLBARK 3138	\$710,000	14/12/2023
3	3/6 Church St KILSYTH 3137	\$700,000	21/02/2024

**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:

28/02/2024 18:21



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 349.907 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$750,000  
**Median House Price**  
 December quarter 2023: \$836,500

## Comparable Properties



**12 Durham Rd KILSYTH 3137 (REI/VG)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** House  
**Land Size:** 530 sqm approx



**16 Greenville St MOOROOLBARK 3138 (REI/VG)**

Agent Comments



**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** House  
**Land Size:** 864 sqm approx



**3/6 Church St KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** Townhouse (Single)