## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| <b>Property</b> | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address              | 2/27 Terrigal Crescent, Kilsyth Vic 3137 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |

## Indicative selling price

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

| Range between | \$620,000 | & | \$680,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

### Median sale price

| Median price  | \$680,000  | Pro | perty Type | Unit |        | Suburb | Kilsyth |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/01/2021 | to  | 31/12/2021 |      | 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

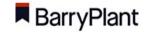
| Add | dress of comparable property     | Price     | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1   | 2 Adriana Cl MOOROOLBARK 3138    | \$675,000 | 17/11/2021   |
| 2   | 2/109 Colchester Rd KILSYTH 3137 | \$652,000 | 13/12/2021   |
| 3   | 9 Terrigal Cr KILSYTH 3137       | \$634,000 | 25/11/2021   |

### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 02/02/2022 21:57 |
|--|------------------|





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Indicative Selling Price \$620,000 - \$680,000 Median Unit Price

Year ending December 2021: \$680,000



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Property Type: Strata Unit/Flat Land Size: 161 sqm approx Agent Comments 4 and a half year old unit.

# Comparable Properties



2 Adriana CI MOOROOLBARK 3138 (REI/VG)

**□** 3 **□** 2 **□** 

**Price:** \$675,000 **Method:** Private Sale **Date:** 17/11/2021

Property Type: Townhouse (Single)

**Agent Comments** 



2/109 Colchester Rd KILSYTH 3137 (REI/VG)

**1** 2 **1** 1

Price: \$652,000 Method: Private Sale Date: 13/12/2021 Property Type: Unit **Agent Comments** 



9 Terrigal Cr KILSYTH 3137 (REI)

**=** 3 **=** 2 **=** 3

Price: \$634,000 Method: Private Sale Date: 25/11/2021 Property Type: House Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



