

# 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

2/27 Terrigal Crescent, Kilsyth Vic 3137

### Indicative selling price

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

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

### Median sale price

Median price \$680,000 Property 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	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 comparable properties 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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 3  2  1

**Property Type:** Strata Unit/Flat

**Land Size:** 161 sqm approx

**Agent Comments**

4 and a half year old unit.

**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

Year ending December 2021: \$680,000

## Comparable Properties



**2 Adriana CI MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 17/11/2021

**Property Type:** Townhouse (Single)



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

**Agent Comments**

 2  1  1

**Price:** \$652,000

**Method:** Private Sale

**Date:** 13/12/2021

**Property Type:** Unit



**9 Terrigal Cr KILSYTH 3137 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$634,000

**Method:** Private Sale

**Date:** 25/11/2021

**Property Type:** House

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