

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

3/23 Byron Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Kilsyth

Period - From

01/01/2024

to

31/03/2024

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	1/42 Byron Rd KILSYTH 3137	\$850,000	17/05/2024
2	1/130 Liverpool Rd KILSYTH 3137	\$800,000	05/06/2024
3	2/56 Hull Rd CROYDON 3136	\$757,000	01/03/2024

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:

05/06/2024 17:36

3/23 Byron Road, Kilsyth Vic 3137



Ashley Hutson
97353300

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

March quarter 2024: \$700,000



3 2 2

Property Type: Unit

Land Size: 188 sqm approx

Agent Comments

Brand New unit, 3 plus study nook. One of 3 on block.

Comparable Properties



1/42 Byron Rd KILSYTH 3137 (REI)

3 2 2

Price: \$850,000

Method: Private Sale

Date: 17/05/2024

Property Type: Townhouse (Single)

Land Size: 400 sqm approx

Agent Comments

Old unit sold in same street.



1/130 Liverpool Rd KILSYTH 3137 (REI)

3 2 2

Price: \$800,000

Method: Private Sale

Date: 05/06/2024

Property Type: House

Land Size: 422 sqm approx

Agent Comments

Large land size, single level & on a main road



2/56 Hull Rd CROYDON 3136 (REI/VG)

3 2 2

Price: \$757,000

Method: Private Sale

Date: 01/03/2024

Property Type: Townhouse (Single)

Land Size: 186 sqm approx

Agent Comments

In a larger complex

Account - Barry Plant | P: 03 9735 3300



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