

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

1/2 Kevin Court, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$680,000

&

\$720,000

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	3/6 Graham Av KILSYTH 3137	\$730,000	02/04/2024
2	2/13 Browning St KILSYTH 3137	\$725,000	04/03/2024
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:

06/06/2024 12:21

1/2 Kevin Court, Kilsyth Vic 3137

**Jellis
Craig**

Jen Harlow

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

March quarter 2024: \$700,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



3/6 Graham Av KILSYTH 3137 (REI)

Agent Comments

 2  2  1

Price: \$730,000

Method: Private Sale

Date: 02/04/2024

Property Type: Unit

Land Size: 226 sqm approx



2/13 Browning St KILSYTH 3137 (REI/VG)

Agent Comments

 2  2  1

Price: \$725,000

Method: Private Sale

Date: 04/03/2024

Property Type: Unit

Land Size: 211 sqm approx

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 - Jellis Craig | P: 03 9870 6211



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