

# 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

1/23 Byron Road, 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 \$890,000 & \$950,000

### 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	6a Sunray Ct CROYDON 3136	\$966,000	16/03/2024
2	2/17 Allaware Av CROYDON 3136	\$895,000	15/05/2024
3	65a Timms Av KILSYTH 3137	\$890,000	22/02/2024

**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:

22/05/2024 10:43



**Property Type:**

Agent Comments

## Comparable Properties



**6a Sunray Ct CROYDON 3136 (REI)**

Agent Comments



**Price:** \$966,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 489 sqm approx



**2/17 Allaware Av CROYDON 3136 (REI)**

Agent Comments



**Price:** \$895,000

**Method:** Private Sale

**Date:** 15/05/2024

**Property Type:** House

**Land Size:** 319 sqm approx



**65a Timms Av KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$890,000

**Method:** Private Sale

**Date:** 22/02/2024

**Property Type:** House

**Land Size:** 436 sqm approx

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