

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode 1 Churchill Way, Kilsyth Vic 3137

### Indicative selling price

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

Unit type or class e.g. One bedroom units		Lower price		Higher price
Four bedroom (unit 1)	range between	\$850,000	&	\$900,000
Three bedroom (unit 2)	range between	\$800,000	&	\$850,000
Two bedroom (unit 3)	range between	\$650,000	&	\$700,000

### Suburb unit median sale price

Median price \$745,000

Suburb Kilsyth

Period - From 01/10/2023

To 31/12/2023

Source REIV

## Comparable property sales

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Four bedroom (unit 1)	2/1 McIlraith Court, Croydon Vic 3136	\$905,000	15/09/2023
	1/12 Cardigan Road, Mooroolbark Vic 3138	\$900,000	26/01/2024
	14a Belinda Close, Kilsyth Vic 3137	\$870,000	27/12/2023

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Three bedroom (unit 2)	4 Newhaven Lane, Croydon Vic 3136	\$850,000	12/12/2023
	2/35 Taylors Road, Croydon Vic 3136	\$850,000	11/11/2023
	3/155 Lincoln Road, Croydon	\$842,000	08/12/2023

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Two bedroom (unit 3)	2/1 Carlyle Street, Croydon Vic 3136	\$685,000	06/10/2023
	4/12 Cardigan Road, Mooroolbark Vic 3138	\$650,000	24/10/2023
	3 Steel Close, Kilsyth Vic 3137	\$645,000	15/11/2023

This Statement of Information was prepared on:

23/02/2024