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

10 Colchester Road, Kilsyth Vic 3137

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$590,000		&		\$640,000			
Median sale p	rice							
Median price	\$825,000	Pro	operty Type	Hou	ISE		Suburb	Kilsyth
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/10 Browning St KILSYTH 3137	\$650,000	12/06/2024
2	14/11-13 Tennyson Av KILSYTH 3137	\$610,000	02/05/2024
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:

28/06/2024 11:43



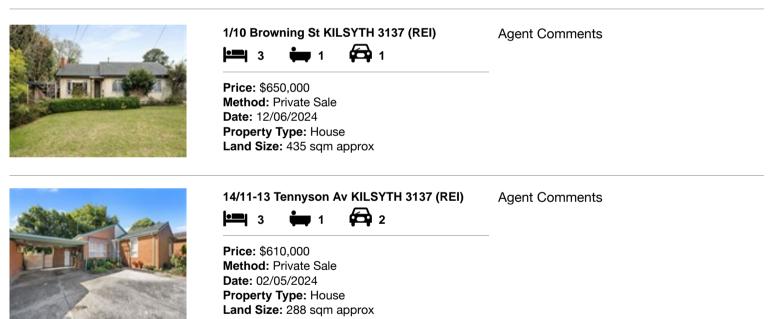




Property Type: House Land Size: 524 sqm approx Agent Comments Jim Dunkley 9726 8888 0438 305 680 jimdunkley@jelliscraig.com.au

Indicative Selling Price \$590,000 - \$640,000 Median House Price March quarter 2024: \$825,000

Comparable Properties



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 9726 8888





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