

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$825,000 Property Type House 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	1/10 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

## Comparable Properties



**1/10 Browning St KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 12/06/2024

**Property Type:** House

**Land Size:** 435 sqm approx



**14/11-13 Tennyson Av KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$610,000

**Method:** Private Sale

**Date:** 02/05/2024

**Property Type:** House

**Land Size:** 288 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.