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## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 11 Byron Road Kilsyth 3137

Including suburb and  
postcode

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$845,000 or range between \$\* & \$

#### Median sale price

Median price \$825,000 Property Type House Suburb Kilsyth

Period - From 1/1/24 to 31/3/24 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 1/42 Byron Road Kilsyth	\$850,000	17/05/24
2 3/6 Glen Dhu Road Kilsyth	\$880,000	1/05/24
3 1/6 Glen Dhu Road Kilsyth	\$880,000	30/04/24

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: