

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

153-155 Liverpool Road, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,050,000

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	9 Banksia St MONTROSE 3765	\$1,080,000	31/01/2024
2	7 Strzelecki Ct KILSYTH 3137	\$1,005,000	12/12/2023
3	18 Boxtree Rd MONTROSE 3765	\$970,000	25/04/2024

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:

07/06/2024 11:56

153-155 Liverpool Road, Kilsyth Vic 3137

**Jellis
Craig**

Sharyn de Vries

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Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

March quarter 2024: \$825,000



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



9 Banksia St MONTROSE 3765 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,080,000

Method: Private Sale

Date: 31/01/2024

Property Type: House

Land Size: 839 sqm approx



7 Strzelecki Ct KILSYTH 3137 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,005,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 869 sqm approx



18 Boxtree Rd MONTROSE 3765 (REI)

Agent Comments

 4  2  2

Price: \$970,000

Method: Private Sale

Date: 25/04/2024

Property Type: House

Land Size: 872 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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