

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 17 Eothen Lane, Kilsyth Vic 3137

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$816,000 Property type *House* Suburb Kilsyth
Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
53 Timms Avenue, Kilsyth Vic 3137	\$1,130,000	29/11/2023
2 Village Walk, Mooroolbark Vic 3138	\$1,197,000	22/11/2023
27 Swinburne Avenue, Mooroolbark Vic 3138	\$1,150,000	12/08/2023

This Statement of Information was prepared on: 27/12/2023