

# 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

2/13 Browning Street, 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 \$620,000 & \$670,000

### Median sale price

Median price \$745,000 Property Type Unit Suburb Kilsyth

Period - From 01/10/2023 to 31/12/2023 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	4/8 Felix Gr MOOROOLBARK 3138	\$656,000	24/08/2023
2	3/98 Sellick Dr CROYDON 3136	\$640,000	14/09/2023
3	2/17 Abraham Dr CROYDON 3136	\$635,000	07/09/2023

**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:

05/02/2024 10:06



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**Rooms:** 5  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$670,000  
**Median Unit Price**  
December quarter 2023: \$745,000

## Comparable Properties



**4/8 Felix Gr MOOROOLBARK 3138 (REI/VG)**

**Agent Comments**

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**Price:** \$656,000  
**Method:** Private Sale  
**Date:** 24/08/2023  
**Property Type:** Unit



**3/98 Sellick Dr CROYDON 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 14/09/2023  
**Property Type:** Unit  
**Land Size:** 198 sqm approx



**2/17 Abraham Dr CROYDON 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 07/09/2023  
**Property Type:** Unit  
**Land Size:** 398 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454