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

25 Morrison Crescent, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$790,000		&		\$850,000					
Median sale price										
Median price	\$825,000	Pro	Property Type Ho		House		Suburb	Kilsyth		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	30 Milford St KILSYTH 3137	\$1,090,000	25/04/2024
2	3 Landy Ct KILSYTH 3137	\$860,000	21/02/2024
3	15 Charlwood Dr MOOROOLBARK 3138	\$831,000	14/12/2023

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:

21/05/2024 14:46



25 Morrison Crescent, Kilsyth Vic 3137







Property Type: Agent Comments Matthew Bishop 9726 8888 0438 131 759 matthewbishop@jelliscraig.com.au

> Indicative Selling Price \$790,000 - \$850,000 Median House Price March quarter 2024: \$825,000

Comparable Properties

	30 Milford St KILSYTH 3137 (REI) 4 2 6 4 Price: \$1,090,000 Method: Private Sale Date: 25/04/2024 Property Type: House Land Size: 965 sqm approx	Agent Comments
	3 Landy Ct KILSYTH 3137 (REI/VG) 4 2 2 2 Price: \$860,000 Method: Private Sale Date: 21/02/2024 Property Type: House Land Size: 876 sqm approx	Agent Comments
Provide the second seco	15 Charlwood Dr MOOROOLBARK 3138 (REI/VG) 4 2 2 2 Price: \$831,000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 553 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9726 8888





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