

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 between \$790,000 & \$850,000

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	30 Milford St KILSYTH 3137	\$1,090,000	25/04/2024
2	3 Landy Ct KILSYTH 3137	\$860,000	21/02/2024
3	15 Charwood 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



Property Type:

Agent Comments

Comparable Properties



30 Milford St KILSYTH 3137 (REI)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 25/04/2024

Property Type: House

Land Size: 965 sqm approx



3 Landy Ct KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 21/02/2024

Property Type: House

Land Size: 876 sqm approx



15 Charlwood Dr MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$831,000

Method: Private Sale

Date: 14/12/2023

Property Type: House

Land Size: 553 sqm approx