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

3/23 Byron Road, Kilsyth Vic 3137

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot/	ting		
Range betweer	\$800,000		&		\$850,000			
Median sale p	rice							
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Kilsyth
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	43a Geoffrey Dr KILSYTH 3137	\$761,000	18/03/2024
2	3/8 Montgomery Ct KILSYTH 3137	\$770,000	15/03/2024
3	3/38 Leigh Rd CROYDON 3136	\$725,000	24/02/2024

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:

02/05/2024 11:08









Property Type: Unit Land Size: 188 sqm approx Agent Comments

Ashley Hutson 97353300 0408 335 403 ahutson@barryplant.com.au

Indicative Selling Price \$800,000 - \$850,000 **Median Unit Price** March quarter 2024: \$700,000

Comparable Properties



43a Geoffrey Dr KILSYTH 3137 (REI)



Price: \$761,000 Method: Private Sale Date: 18/03/2024 Property Type: Unit

Agent Comments

Agent Comments

3/8 Montgomery Ct KILSYTH 3137 (REI)





Price: \$770,000 Method: Sold Before Auction Date: 15/03/2024 Property Type: Unit

3/38 Leigh Rd CROYDON 3136 (REI/VG)

errors, faults, defects or omissions in the information supplied.



Agent Comments



Price: \$725.000 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9735 3300



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria propertydata will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.