

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 consumer.vic.gov.au/underquoting

Range between \$800,000 & \$850,000

Median sale price

Median price \$700,000 Property Type Unit 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	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



3 2 2

Property Type: Unit

Land Size: 188 sqm approx

Agent Comments

Comparable Properties



43a Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$761,000

Method: Private Sale

Date: 18/03/2024

Property Type: Unit



3/8 Montgomery Ct KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$770,000

Method: Sold Before Auction

Date: 15/03/2024

Property Type: Unit



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

Agent Comments

3 2 2

Price: \$725,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)