

# 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

3/6 Graham Avenue, 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 \$650,000 & \$715,000

### Median sale price

Median price \$682,500 Property Type Unit Suburb Kilsyth

Period - From 07/03/2023 to 06/03/2024 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.

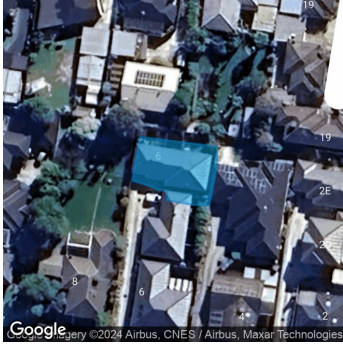
	Address of comparable property	Price	Date of sale
1	2/9 Garden St KILSYTH 3137	\$720,000	31/10/2023
2	2/1 Carlyle St CROYDON 3136	\$685,000	06/10/2023
3	3/98 Sellick Dr CROYDON 3136	\$640,000	14/09/2023

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:

07/03/2024 15:28



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median Unit Price**  
07/03/2023 - 06/03/2024: \$682,500

## Comparable Properties



**2/9 Garden St KILSYTH 3137 (REI/VG)**

Agent Comments

2   2   2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 31/10/2023  
**Property Type:** Unit  
**Land Size:** 200 sqm approx



**2/1 Carlyle St CROYDON 3136 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 06/10/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 239 sqm approx



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

Agent Comments

2   2   1

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

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