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 Lucinley Close, Kilsyth Vic 3137

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$610,000		&		\$670,000			
Median sale p	rice							
Median price	\$695,000	Pro	operty Type	Том	nhouse		Suburb	Kilsyth
Period - From	14/03/2023	to	13/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	3 Steel CI KILSYTH 3137	\$645,000	15/11/2023
2	2/13 Mountain View Rd KILSYTH 3137	\$636,000	23/11/2023
3	3/373 Dorset Rd CROYDON 3136	\$611,000	04/12/2023

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:

14/03/2024 10:08









Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$610,000 - \$670,000 Median Townhouse Price 14/03/2023 - 13/03/2024: \$695,000

Comparable Properties



3 Steel CI KILSYTH 3137 (REI/VG)



Price: \$645,000 Method: Private Sale Date: 15/11/2023 Property Type: Townhouse (Single) Agent Comments



2/13 Mountain View Rd KILSYTH 3137 (REI/VG) Agent Comments



Price: \$636,000 Method: Private Sale Date: 23/11/2023 Property Type: Townhouse (Res)



3/373 Dorset Rd CROYDON 3136 (VG)



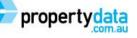
3136 (VG) Agent

Agent Comments

Price: \$611,000 Method: Sale Date: 04/12/2023 Property Type: Flat/Unit/Apartment (Res)

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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