

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 consumer.vic.gov.au/underquoting

Range between \$610,000 & \$670,000

Median sale price

Median price \$695,000 Property Type Townhouse Suburb Kilsyth

Period - From 14/03/2023 to 13/03/2024 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	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



 2  2  1

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)

Agent Comments

 2  2  1

Price: \$645,000

Method: Private Sale

Date: 15/11/2023

Property Type: Townhouse (Single)



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

Agent Comments

 2  1  1

Price: \$636,000

Method: Private Sale

Date: 23/11/2023

Property Type: Townhouse (Res)



3/373 Dorset Rd CROYDON 3136 (VG)

Agent Comments

 2  -  -

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