

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

32 Jacaranda Avenue, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$735,000 & \$775,000

Median sale price

Median price \$825,000 Property Type House 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	12 Beatrice St KILSYTH 3137	\$755,000	29/04/2024
2	36 Durham Rd KILSYTH 3137	\$750,000	08/04/2024
3	23 Dorchester Av MONTROSE 3765	\$731,000	27/03/2024

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:

12/06/2024 14:04



 3  1  1

Property Type: House (Res)

Land Size: 922 sqm approx

Agent Comments

Indicative Selling Price
\$735,000 - \$775,000
Median House Price
March quarter 2024: \$825,000

Comparable Properties



12 Beatrice St KILSYTH 3137 (REI)

Agent Comments

 3  1  1

Price: \$755,000

Method: Private Sale

Date: 29/04/2024

Property Type: House

Land Size: 855 sqm approx



36 Durham Rd KILSYTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$750,000

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 1066 sqm approx



23 Dorchester Av MONTROSE 3765 (REI/VG)

Agent Comments

 3  1  1

Price: \$731,000

Method: Private Sale

Date: 27/03/2024

Property Type: House (Res)

Land Size: 836 sqm approx

Account - Barry Plant | P: 03 9842 8888