

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

36 Orchard Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$836,500 Property Type House Suburb Kilsyth

Period - From 01/10/2023 to 31/12/2023 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	18 Lena Gr KILSYTH 3137	\$670,000	25/01/2024
2	61 Landstrom Qdnt KILSYTH 3137	\$620,000	22/11/2023
3			

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:

28/03/2024 12:51

36 Orchard Street, Kilsyth Vic 3137

**Jellis
Craig**

Ash Thompson

9870 6211

0401 205 320

ashthompson@jellisrcraig.com.au

Indicative Selling Price

\$570,000 - \$620,000

Median House Price

December quarter 2023: \$836,500



 3  1  2

Property Type: House

Agent Comments

Comparable Properties



18 Lena Gr KILSYTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$670,000

Method: Private Sale

Date: 25/01/2024

Property Type: House

Land Size: 387 sqm approx

61 Landstrom Qdrnt KILSYTH 3137 (VG)

Agent Comments

 3  -  -

Price: \$620,000

Method: Sale

Date: 22/11/2023

Property Type: Flat/Unit/Apartment (Res)

Land Size: 385 sqm approx

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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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