

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

40 Liverpool Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$700,000 & \$750,000

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	36 Durham Rd KILSYTH 3137	\$750,000	08/04/2024
2	25 Glen Dhu Rd KILSYTH 3137	\$748,000	25/11/2023
3	16 Greenville St MOOROOLBARK 3138	\$710,000	14/12/2023

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:

06/05/2024 14:17



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

March quarter 2024: \$825,000

Comparable Properties



36 Durham Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 1066 sqm approx

25 Glen Dhu Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$748,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 866 sqm approx



16 Greenville St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 14/12/2023

Property Type: House

Land Size: 864 sqm approx

Account - Woodards | P: 0390563899