

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

5/7 Pleasant Street, Kilsyth Vic 3137

Indicative selling price

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

Range between \$350,000 & \$385,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Kilsyth

Period - From 01/01/2023 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	1/48 Liverpool Rd KILSYTH 3137	\$390,000	12/02/2024
2	7/110 Hull Rd CROYDON 3136	\$370,000	14/11/2023
3	94 Greeves Dr KILSYTH 3137	\$350,000	19/12/2023

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:

11/04/2024 21:54

Brent Peters
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Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending December 2023: \$680,000



 2  1  1

Rooms: 4

Property Type: Unit

Land Size: 102 sqm approx

Agent Comments

Comparable Properties



1/48 Liverpool Rd KILSYTH 3137 (VG)

Agent Comments

 2  -  -

Price: \$390,000

Method: Sale

Date: 12/02/2024

Property Type: Retirement Village Individual Flat/Unit

7/110 Hull Rd CROYDON 3136 (VG)

Agent Comments

 2  -  -

Price: \$370,000

Method: Sale

Date: 14/11/2023

Property Type: Retirement Village Individual Flat/Unit

94 Greeves Dr KILSYTH 3137 (VG)

Agent Comments

 2  -  -

Price: \$350,000

Method: Sale

Date: 19/12/2023

Property Type: Retirement Village Individual Flat/Unit

Account - Hoskins | P: 03 9722 9755