

# 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

50 Durham Road, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,265,000

### 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	3 Stirling Ct KILSYTH 3137	\$1,220,000	06/12/2023
2	2 Village Wlk MOOROOLBARK 3138	\$1,197,000	22/11/2023
3	72 Zina Gr MOOROOLBARK 3138	\$1,105,000	03/01/2024

**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:

26/02/2024 14:14



5 4 2

**Property Type:** House

**Land Size:** 1064 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,265,000

**Median House Price**

December quarter 2023: \$836,500

## Comparable Properties



**3 Stirling Ct KILSYTH 3137 (REI)**

Agent Comments

4 2 3

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** House

**Land Size:** 867 sqm approx



**2 Village Wlk MOOROOLBARK 3138 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$1,197,000

**Method:** Auction Sale

**Date:** 22/11/2023

**Property Type:** House (Res)

**Land Size:** 1844 sqm approx



**72 Zina Gr MOOROOLBARK 3138 (REI)**

Agent Comments

5 3 2

**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 03/01/2024

**Property Type:** House

**Land Size:** 935 sqm approx