## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 641 Mount Dandenong Road, Kilsyth Vic 3137

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$720,000		&		\$790,000			
Median sale p	rice							
Median price	\$825,000	Pro	operty Type	Hou	ISE		Suburb	Kilsyth
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	754 Mt Dandenong Rd KILSYTH 3137	\$720,000	08/03/2024
2	3/8 Montgomery Ct KILSYTH 3137	\$770,000	15/03/2024
3	9a Lade Av KILSYTH 3137	\$818,000	13/04/2024

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:

30/04/2024 10:14





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Rooms: 6 Property Type: House Land Size: 402 sqm approx Agent Comments

**Indicative Selling Price** \$720,000 - \$790,000 **Median House Price** March quarter 2024: \$825,000

# **Comparable Properties**



754 Mt Dandenong Rd KILSYTH 3137 (REI)



Price: \$720,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 521 sqm approx



3/8 Montgomery Ct KILSYTH 3137 (REI)



Agent Comments

Agent Comments

Agent Comments



Date: 15/03/2024 Property Type: Unit

9a Lade Av KILSYTH 3137 (REI)



Price: \$818.000 Method: Auction Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 496 sqm approx

Account - Jellis Craig | P: 98305966



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