## 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

65A Timms Avenue, Kilsyth Vic 3137

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$890,000			
Median sale p	rice							
Median price	\$836,500	Pro	operty Type	Hou	se		Suburb	Kilsyth
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	6 Roloran Av CROYDON 3136	\$870,000	30/08/2023
2	3 Byron Rd KILSYTH 3137	\$863,000	04/12/2023
3	49a Longfellow Av MOOROOLBARK 3138	\$850,000	08/11/2023

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:

06/02/2024 14:49





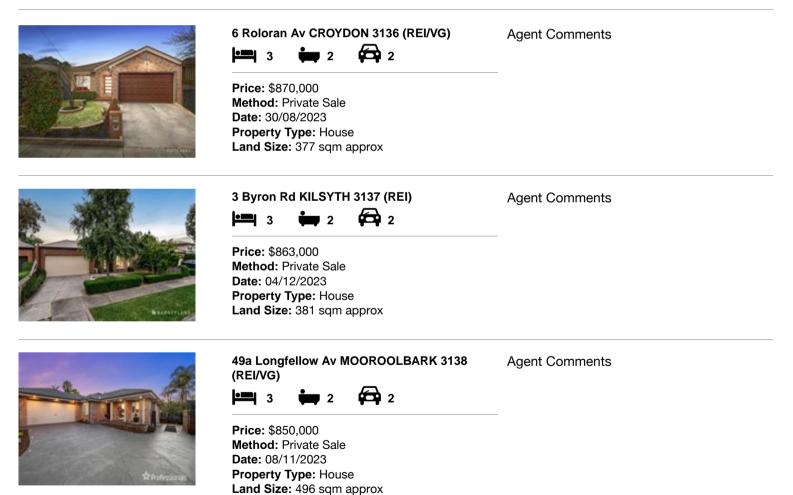




**Property Type:** House (Res) **Land Size:** 437 sqm approx Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$850,000 - \$890,000 Median House Price December quarter 2023: \$836,500

# **Comparable Properties**



#### Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



propertydata

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