

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 754 Mount Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$837,000 Property type *House* Suburb Kilsyth
Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
12 Durham Road, Kilsyth Vic 3137	\$750,000	12/12/2023
5 Landy Court, Kilsyth Vic 3137	\$700,000	09/11/2023
68 CherylInne Crescent, Kilsyth Vic 3137	\$710,500	22/09/2023

This Statement of Information was prepared on: 22/02/2024