

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 9 Durham Road, Kilsyth Vic 3137

Indicative selling price

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

Single price \$999,000

Median sale price

Median price \$825,000

Property Type House

Suburb Kilsyth

Period - From 01/04/2023

to 31/03/2024

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	6 Senar St KILSYTH 3137	\$983,000	22/12/2023
2	6 Kiloran Av KILSYTH 3137	\$955,000	23/04/2024
3	106 Cambridge Rd KILSYTH 3137	\$900,000	05/01/2024

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:

10/05/2024 17:31



5 3 2

Property Type: House (Res)

Land Size: 868 sqm approx

Agent Comments

double garage and 2 carports.

Indicative Selling Price

\$999,000

Median House Price

Year ending March 2024: \$825,000

with 4 townhouses with 3 bedrooms,2 baths and double garage permit

Comparable Properties



6 Senar St KILSYTH 3137 (REI/VG)

Agent Comments

4 2 2

Price: \$983,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 874 sqm approx



6 Kiloran Av KILSYTH 3137 (REI)

Agent Comments

4 2 4

Price: \$955,000

Method: Private Sale

Date: 23/04/2024

Property Type: House

Land Size: 871 sqm approx



106 Cambridge Rd KILSYTH 3137 (REI/VG)

Agent Comments

5 1 2

Price: \$900,000

Method: Private Sale

Date: 05/01/2024

Property Type: House

Land Size: 842 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707