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

3/3 Glen Dhu Road, Kilsyth Vic 3137

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|---------|
| Range betweer | \$700,000 | | & | | \$770,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$680,000 | Pro | operty Type | Unit | | | Suburb | Kilsyth |
| Period - From | 01/07/2021 | to | 30/09/2021 | | So | urce | 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 | 83A Hawthory Rd MOOROOLBARK 3138 | \$750,000 | 24/08/2021 |
| 2 | 3/505 Mt Dandenong Rd KILSYTH 3137 | \$750,000 | 04/07/2021 |
| 3 | 7a Leonard Rd KILSYTH 3137 | \$727,000 | 04/08/2021 |

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:

30/10/2021 18:06





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Property Type: Agent Comments

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** September quarter 2021: \$680,000

Comparable Properties



83A Hawthory Rd MOOROOLBARK 3138 Agent Comments (REI/VG)



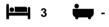
Price: \$750,000 Method: Private Sale Date: 24/08/2021 Property Type: House Land Size: 270 sqm approx



3/505 Mt Dandenong Rd KILSYTH 3137 (VG)

Agent Comments

Agent Comments



6 -

Price: \$750.000 Method: Sale Date: 04/07/2021 Property Type: Strata Unit/Flat



7a Leonard Rd KILSYTH 3137 (REI/VG)



Price: \$727,000 Method: Private Sale Date: 04/08/2021

Property Type: House

Account - Philip Webb



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