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 consumer.vic.gov.au/underquoting

Range between $700,000 & $770,000

Median sale price

Median price	$680,000	Property Type	Unit	Suburb	Kilsyth	
Period - From	01/07/2021	to	30/09/2021	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	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

CONSUMER AFFAIRS VICTORIA

3/3 Glen Dhu Road, Kilsyth Vic 3137

PhilipWebb

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

🛏   🛁 -   🚗

Property Type:
Agent Comments

Comparable Properties

83A Hawthory Rd MOOROOLBARK 3138 (REI/VG)

🛏 3   🛁 2   🚗 2

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

Agent Comments

3/505 Mt Dandenong Rd KILSYTH 3137 (VG)

🛏 3   🛁 -   🚗 -

Price: $750,000
Method: Sale
Date: 04/07/2021
Property Type: Strata Unit/Flat

Agent Comments

7a Leonard Rd KILSYTH 3137 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $727,000
Method: Private Sale
Date: 04/08/2021
Property Type: House

Agent Comments

3/3 Glen Dhu Road, Kilsyth Vic 3137

Account - Philip Webb