## 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)



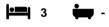
Price: \$750,000 Method: Private Sale Date: 24/08/2021 Property Type: House Land Size: 270 sqm approx



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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