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	3/12 BYRON ROAD KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Kilsyth
Period-from	01 Mar 2024	to	28 Feb 2025	Source	Corelogic

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 6 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
2/111 COLCHESTER ROAD KILSYTH VIC 3137	$640,000	28-Dec-24
3/111 COLCHESTER ROAD KILSYTH VIC 3137	$645,000	22-Jan-25
2/46 BIRKENHEAD DRIVE KILSYTH VIC 3137	$652,500	21-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 22 March 2025

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2/111 COLCHESTER ROAD KILSYTH VIC 3137

2 1 1

Sold Price **$640,000** Sold Date **28-Dec-24**

Distance **0.16km**



3/111 COLCHESTER ROAD KILSYTH VIC 3137

2 1 1

Sold Price RS **$645,000** Sold Date **22-Jan-25**

Distance **0.16km**



2/46 BIRKENHEAD DRIVE KILSYTH VIC 3137

2 1 1

Sold Price **$652,500** Sold Date **21-Sep-24**

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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