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	3/6 Church Street, Kilsyth Vic 3137

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $745,000 Property Type Unit Suburb Kilsyth

Period - From 01/10/2023 to 31/12/2023 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	7 Wildflower Pl KILSYTH 3137	$730,000	22/09/2023
2	2/134 Hull Rd CROYDON 3136	$720,000	28/11/2023
3	6/662-670 Mt Dandenong Rd KILSYTH 3137	$690,000	04/01/2024

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: 05/02/2024 16:20

3/6 Church Street, Kilsyth Vic 3137



3 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$680,000 - $730,000
Median Unit Price
December quarter 2023: $745,000

Comparable Properties



7 Wildflower Pl KILSYTH 3137 (REI/VG)

3 2 2

Price: $730,000
Method: Private Sale
Date: 22/09/2023
Property Type: House
Land Size: 171 sqm approx

Agent Comments



2/134 Hull Rd CROYDON 3136 (REI/VG)

3 2 2

Price: $720,000
Method: Private Sale
Date: 28/11/2023
Property Type: Townhouse (Single)
Land Size: 189 sqm approx

Agent Comments



6/662-670 Mt Dandenong Rd KILSYTH 3137 (REI)

3 1 2

Price: $690,000
Method: Private Sale
Date: 04/01/2024
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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