Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Van Close, Kilsyth, VIC 3137

Indicative selling price

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

Price Range	$680,000	&	$720,000

Median sale price

Median price	$700,000	Property Type	Unit	Suburb	Kilsyth (3137)
Period - From	01/09/2024	to	30/11/2024	Source	PropTrack

Comparable property sales

A These are two properties sold within five kilometres of the property for sale in the last 18 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
37 LIVERPOOL ROAD, KILSYTH VIC 3137	$680,000	25/09/2024
3/12 LOMOND AVENUE, KILSYTH VIC 3137	$710,000	20/07/2024

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12/12/2024

AREA SPECIALIST