Statement of Information

# Multiple residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Unit offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 1-3/38 Durham 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)

| Unit type or class<br>e.g. One bedroom units | Single price | | Lower price | | Higher price |
|---|---|---|---|---|---|
| 3 bedroom 2 bathroom | | Or range between | $750,000 | & | $795,000 |
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| | | Or range between | | & | |
| | | Or range between | | & | |

Additional entries may be included or attached as required.

## Suburb unit median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $710,250 | | Suburb | Kilsyth | |
| Period - From | 01/10/2021 | to | 30/09/2022 | Source | REIV |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

| Unit type or class<br>e.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|---|---|---|---|
| 3 bedroom 2 bathroom | 1 Starboard Cl MOOROOLBARK 3138 | $777,000 | 10/11/2022 |
| | 45a Balmoral St KILSYTH 3137 | $791,500 | 19/09/2022 |
| | 130a Lomond Av KILSYTH 3137 | $759,000 | 04/08/2022 |

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| | | | |
| | | | |
| | | | |

**OR**

**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 13/12/2022 17:12