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: 23 Glasgow Road Kilsyth, VIC 3137

Indicative selling price

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

range between $3,300,000.0 & $3,600,000.00

Median sale price

Median price: 3,600,000.00 Property type: *House* Suburb: Kilsyth

Period - From: 1/11/2021 to: 30/10/2022 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
14 Glasgow Road, Kilsyth VIC 3137	$3,800,000.00	25/5/2022
6 Glasgow Road, Kilsyth VIC 3137	$3,880,000.00	2/10/2022
5 Glasgow Road, Kilsyth VIC 3137	3,600,000.00	24/11/2021

This Statement of Information was prepared on: 31/1/2023