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 or locality and postcode

24a Geoffrey Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between $620,000 & $660,000

Median sale price

Median price	$630,000	Property Type	Unit	Suburb	Kilsyth
Period - From	01/10/2020	to 31/12/2020		Source	REIV

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

A* These are the three 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
1	73a Dryden Conc MOOROOLBARK 3138	$659,000	01/03/2021
2	1a Coombah Ct MOOROOLBARK 3138	$630,000	08/07/2020
3	3/46 Birkenhead Dr KILSYTH 3137	$623,000	30/09/2019

OR

~~**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: 30/03/2021 10:52

24a Geoffrey Drive, Kilsyth Vic 3137

PhilipWebb

David Blundell
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Indicative Selling Price
$620,000 - $660,000
Median Unit Price
December quarter 2020: $630,000

🛏   🛁 -   🚗

Property Type: House - Duplex
(Semi-detached)

Agent Comments

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Comparable Properties

73a Dryden Conc MOOROOLBARK 3138 (REI)

🛏 3   🛁 2   🚗 2

Price: $659,000
Method: Private Sale
Date: 01/03/2021
Property Type: House
Land Size: 584 sqm approx

Agent Comments

1a Coombah Ct MOOROOLBARK 3138 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $630,000
Method: Sale by Tender
Date: 08/07/2020
Property Type: Unit
Land Size: 429 sqm approx

Agent Comments

3/46 Birkenhead Dr KILSYTH 3137 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $623,000
Method: Private Sale
Date: 30/09/2019
Rooms: 4
Property Type: Unit
Land Size: 220 sqm approx

Agent Comments

Account - Philip Webb