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	cons	sumer.vic.go	v.au/i	underquot	ting		
Range betweer	\$620,000		&		\$660,000			
Median sale pr	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Kilsyth
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ad	dress 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





David Blundell

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Property Type: House - Duplex (Semi-detached) Agent Comments 03 8870 2888 0448 170 152 dblundell@philipwebb.com.au

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

Comparable Properties



73a Dryden Conc MOOROOLBARK 3138 (REI) Agent Comments



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



 1a Coombah Ct MOOROOLBARK 3138 (REI/VG)

 Image: 3
 Image: 2

 3
 Image: 2

 2
 Image: 2

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



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



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

Agent Comments

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.