

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
Including suburb and
postcode

2/44 Durham Rd, Kilsyth Vic 3137

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Kilsyth

Period - From 01/04/2023 to 31/03/2024 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
1	4/44 Durham Rd KILSYTH 3137	\$698,000	03/07/2024
2	3/44 Durham Rd KILSYTH 3137	\$675,000	03/07/2024
3	3/6 Graham Av KILSYTH 3137	\$730,000	02/04/2024

OR

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

This Statement of Information was prepared on:

04/07/2024 22:45



2 1 1

Property Type: Unit
Land Size: 171 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
Year ending March 2024: \$690,000

Comparable Properties



4/44 Durham Rd KILSYTH 3137 (REI)

Agent Comments

2 1 1

Price: \$698,000
Method: Private Sale
Date: 03/07/2024
Property Type: Unit
Land Size: 198 sqm approx



3/44 Durham Rd KILSYTH 3137 (REI)

Agent Comments

2 1 1

Price: \$675,000
Method: Private Sale
Date: 03/07/2024
Property Type: Unit
Land Size: 173 sqm approx



3/6 Graham Av KILSYTH 3137 (REI/VG)

Agent Comments

2 2 1

Price: \$730,000
Method: Private Sale
Date: 02/04/2024
Property Type: Unit
Land Size: 226 sqm approx

Account - Ray White Croydon | P: 03 9725 7444