

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

74 CherylInne Crescent, Kilsyth Vic 3137

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$785,000 Property Type House Suburb Kilsyth

Period - From 01/07/2024 to 30/09/2024 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	24 Gladesville Dr KILSYTH 3137	\$713,000	18/12/2024
2	24 Byron Rd KILSYTH 3137	\$760,000	02/12/2024
3	14 Loch St KILSYTH 3137	\$800,000	07/11/2024

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:

10/01/2025 08:54



Property Type: House

Agent Comments

Comparable Properties



24 Gladesville Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$713,000

Method: Private Sale

Date: 18/12/2024

Property Type: House

Land Size: 857 sqm approx



24 Byron Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 02/12/2024

Property Type: House

Land Size: 892 sqm approx



14 Loch St KILSYTH 3137 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 07/11/2024

Property Type: House

Land Size: 866 sqm approx