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<br>Including suburb and postcode | 47A Margaret Street, Kilsyth Vic 3137 |

## Indicative selling price

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

Range between $700,000 & $750,000

## Median sale price

Median price $800,000 Property Type House Suburb Kilsyth

Period - From 01/04/2024 to 31/03/2025 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 | 2 Adriana Cl MOOROOLBARK 3138 | $720,000 | 25/06/2025 |
| 2 | 2/45 Pascoe Av CROYDON 3136 | $750,000 | 12/06/2025 |
| 3 | 1/15 Ricky Ct MOOROOLBARK 3138 | $701,000 | 28/05/2025 |

**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: 26/06/2025 12:03

# 47A Margaret Street, Kilsyth Vic 3137

Ashley Hutson
97353300
0408 335 403
ahutson@barryplant.com.au

3 2 1

**Rooms:** 4
**Property Type:** House (Res)
**Land Size:** 335 sqm approx

Agent Comments

**Indicative Selling Price**
$700,000 - $750,000
**Median House Price**
Year ending March 2025: $800,000

## Comparable Properties

**2 Adriana Cl MOOROOLBARK 3138 (REI)**

3 2 1

**Price:** $720,000
**Method:** Private Sale
**Date:** 25/06/2025
**Property Type:** Townhouse (Single)
**Land Size:** 133 sqm approx

Agent Comments

**2/45 Pascoe Av CROYDON 3136 (REI)**

3 1 2

**Price:** $750,000
**Method:** Private Sale
**Date:** 12/06/2025
**Property Type:** House
**Land Size:** 440 sqm approx

Agent Comments

**1/15 Ricky Ct MOOROOLBARK 3138 (REI)**

3 1 2

**Price:** $701,000
**Method:** Private Sale
**Date:** 28/05/2025
**Property Type:** Unit
**Land Size:** 350 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9735 3300

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