

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

2/2 Mountfield Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$695,000 & \$760,000

Median sale price

Median price \$660,000 Property Type Unit Suburb Kilsyth

Period - From 26/07/2022 to 25/07/2023 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	2a Beatrice St KILSYTH 3137	\$745,000	05/05/2023
2	2/13 Newman Rd CROYDON 3136	\$735,000	19/04/2023
3	2/4-6 Cambridge Rd MOOROOLBARK 3138	\$730,000	13/07/2023

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:

26/07/2023 13:07



Property Type:
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median Unit Price
26/07/2022 - 25/07/2023: \$660,000

Comparable Properties



2a Beatrice St KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$745,000
Method: Private Sale
Date: 05/05/2023
Property Type: Townhouse (Single)



2/13 Newman Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$735,000
Method: Expression of Interest
Date: 19/04/2023
Property Type: Townhouse (Res)
Land Size: 272 sqm approx



2/4-6 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments

 3  2  2

Price: \$730,000
Method: Private Sale
Date: 13/07/2023
Property Type: Townhouse (Single)