

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

27a CherylInne Crescent, Kilsyth Vic 3137

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$720,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2020

to 31/12/2020

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	22a CherylInne Cr KILSYTH 3137	\$743,000	23/12/2020
2	188a Cambridge Rd KILSYTH 3137	\$730,499	14/10/2020
3	1/52 Lomond Av KILSYTH 3137	\$725,000	21/10/2020

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:

10/03/2021 11:36



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Property Type: House

Land Size: 304 sqm approx

Agent Comments

Comparable Properties

22a Cherylnne Cr KILSYTH 3137 (VG)

Agent Comments

 3  -  -

Price: \$743,000

Method: Sale

Date: 23/12/2020

Property Type: Flat/Unit/Apartment (Res)



188a Cambridge Rd KILSYTH 3137 (VG)

Agent Comments

 -  -  -

Price: \$730,499

Method: Sale

Date: 14/10/2020

Property Type: Land

Land Size: 263 sqm approx

1/52 Lomond Av KILSYTH 3137 (REI)

Agent Comments

 3  -  -

Price: \$725,000

Method: Private Sale

Date: 21/10/2020

Property Type: Townhouse (Res)