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 CheryInne Crescent, Kilsyth Vic 3137

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$690,000		&		\$750,000			
Median sale p	rice							
Median price	\$720,000	Pro	operty Type	Hou	se		Suburb	Kilsyth
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	22a CheryInne 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



27a Cherylnne Crescent, Kilsyth Vic 3137



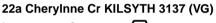




Property Type: House Land Size: 304 sqm approx Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$690,000 - \$750,000 Median House Price December quarter 2020: \$720,000

Comparable Properties



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Price: \$743,000 Method: Sale Date: 23/12/2020 Property Type: Flat/Unit/Apartment (Res) Agent Comments

A independent

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



Price: \$725,000 Method: Private Sale Date: 21/10/2020 Property Type: Townhouse (Res)

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.