

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

38 Beatrice Street, Kilsyth Vic 3137

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$660,500

Property Type

House

Suburb

Kilsyth

Period - From

01/04/2019

to

31/03/2020

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	55 Liverpool Rd KILSYTH 3137	\$617,500	02/03/2020
2	48 Longfellow Av MOOROOLBARK 3138	\$607,250	04/03/2020
3	19 Geoffrey Dr KILSYTH 3137	\$595,555	15/04/2020

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:

08/05/2020 11:56



Property Type: Strata Unit/Flat

Land Size: 357 sqm approx

Agent Comments

Indicative Selling Price

\$599,950

Median House Price

Year ending March 2020: \$660,500

Comparable Properties



55 Liverpool Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$617,500

Method: Private Sale

Date: 02/03/2020

Rooms: 9

Property Type: House

Land Size: 377 sqm approx



48 Longfellow Av MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$607,250

Method: Private Sale

Date: 04/03/2020

Property Type: House

Land Size: 335 sqm approx



19 Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$595,555

Method: Private Sale

Date: 15/04/2020

Property Type: House

Land Size: 482 sqm approx