## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 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	Pro	operty Type Hou	ISE	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.

Add	dress 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) 5 3 3 6 1 Price: \$617,500 Method: Private Sale Date: 02/03/2020 Rooms: 9 Property Type: House Land Size: 377 sqm approx	Agent Comments
A Professionals	48 Longfellow Av MOOROOLBARK 3138 (REI/VG) → 1 → - Price: \$607,250 Method: Private Sale Date: 04/03/2020 Property Type: House Land Size: 335 sqm approx	Agent Comments
Professionals	19 Geoffrey Dr KILSYTH 3137 (REI) 4 2 2 1 Price: \$595,555 Method: Private Sale Date: 15/04/2020 Property Type: House Land Size: 482 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



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.