

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

43 Hillview Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$634,000

House

X

Unit

Suburb

Kilsyth

Period - From

01/04/2019

to

30/06/2019

Source

REIV

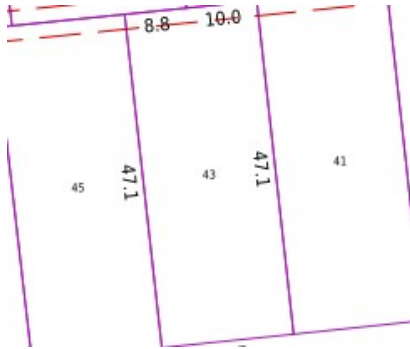
Comparable property sales (*Delete A or B below as applicable)

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	5 Orchard St KILSYTH 3137	\$683,500	31/07/2019
2	119 Cambridge Rd MOOROOLBARK 3138	\$640,000	31/07/2019
3	32 Margaret St KILSYTH 3137	\$621,000	06/06/2019

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



5 Orchard St KILSYTH 3137 (REI)

Agent Comments



Price: \$683,500

Method: Private Sale

Date: 31/07/2019

Rooms: -

Property Type: House

Land Size: 1003 sqm approx



119 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 31/07/2019

Rooms: 4

Property Type: House

Land Size: 869 sqm approx

32 Margaret St KILSYTH 3137 (VG)

Agent Comments



Price: \$621,000

Method: Sale

Date: 06/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 852 sqm approx