

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

56 Ervin Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$837,000 Property Type House Suburb Kilsyth

Period - From 01/01/2022 to 31/12/2022 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	37 Diane Cr MOOROOLBARK 3138	\$750,000	16/11/2022
2	158 Lincoln Rd CROYDON 3136	\$700,000	06/02/2023
3	9 Coolabah St MOOROOLBARK 3138	\$700,000	11/10/2022

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:

07/03/2023 16:57



Property Type:
Divorce/Estate/Family Transfers
Land Size: 878 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending December 2022: \$837,000

Comparable Properties



37 Diane Cr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 16/11/2022
Property Type: House (Res)
Land Size: 864 sqm approx



158 Lincoln Rd CROYDON 3136 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 06/02/2023
Property Type: House
Land Size: 877 sqm approx



9 Coolabah St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 11/10/2022
Property Type: House
Land Size: 876 sqm approx

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