

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

2 Lockhart Court, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Kilsyth

Period - From

01/04/2023

to

30/06/2023

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	3 Karabeal Ct MONTROSE 3765	\$785,000	07/06/2023
2	22 Levendale Av MOOROOLBARK 3138	\$779,000	16/05/2023
3	14 Gordon Ct MOOROOLBARK 3138	\$770,000	15/08/2023

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:

13/09/2023 14:06



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median House Price
June quarter 2023: \$840,000

Comparable Properties

3 Karabeal Ct MONTROSE 3765 (VG)

Agent Comments



Price: \$785,000
Method: Sale
Date: 07/06/2023
Property Type: House (Res)
Land Size: 985 sqm approx



22 Levendale Av MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$779,000
Method: Private Sale
Date: 16/05/2023
Property Type: House
Land Size: 874 sqm approx



14 Gordon Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 863 sqm approx