

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 BELINDA CLOSE, KILSYTH, VIC 3137

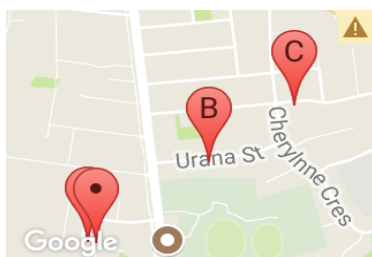
 3  1  1

Indicative Selling Price

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

Price Range: \$540,000 to \$600,000

MEDIAN SALE PRICE



KILSYTH, VIC, 3137

Suburb Median Sale Price (House)

\$710,000

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



9 BELINDA CL, KILSYTH, VIC 3137

 3  1  1

Sale Price

\$600,000

Sale Date: 25/06/2017

Distance from Property: 26m



1 BRAD CL, KILSYTH, VIC 3137

 3  1  2

Sale Price

\$600,000

Sale Date: 26/04/2017

Distance from Property: 469m



46 GEOFFREY DR, KILSYTH, VIC 3137

 3  1  2

Sale Price

\$612,500

Sale Date: 10/07/2017

Distance from Property: 813m



This report has been compiled on 31/10/2017 by First National Real Estate – Mike Brown. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 BELINDA CLOSE, KILSYTH, VIC 3137

Indicative selling price

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

Price Range:

\$540,000 to \$600,000

Median sale price

Median price

\$710,000

House

X

Unit

Suburb

KILSYTH

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
9 BELINDA CL, KILSYTH, VIC 3137	\$600,000	25/06/2017
1 BRAD CL, KILSYTH, VIC 3137	\$600,000	26/04/2017
46 GEOFFREY DR, KILSYTH, VIC 3137	\$612,500	10/07/2017