# 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

2/6 Florence Street, Kilsyth Vic 3137

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pr	rice							
Median price	\$554,000	Pro	operty Type	Unit			Suburb	Kilsyth
Period - From	01/10/2018	to	30/09/2019		So	urce	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	259 Hull Rd MOOROOLBARK 3138	\$550,010	06/09/2019
2	19 Ricky Ct MOOROOLBARK 3138	\$550,000	13/06/2019
3	3/8 Bridges Av MOOROOLBARK 3138	\$510,000	29/04/2019

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.

This Statement of Information was prepared on:

22/10/2019 11:30





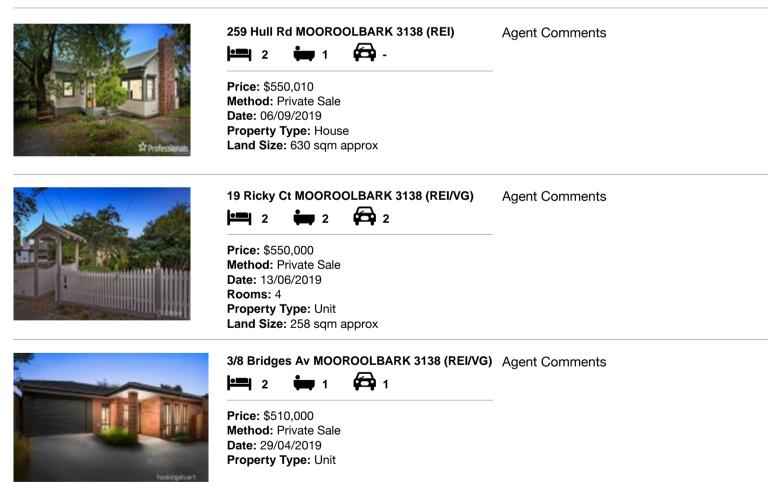
Vin McHugh 0418121102 vin.mchugh@eview.com.au





**Property Type:** Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending September 2019: \$554,000

# **Comparable Properties**



Account - Eview Group Frankston



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.