

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 consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$554,000

Property Type Unit

Suburb Kilsyth

Period - From 01/10/2018

to 30/09/2019

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	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



Property Type:
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending September 2019: \$554,000

Comparable Properties



259 Hull Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$550,010
Method: Private Sale
Date: 06/09/2019
Property Type: House
Land Size: 630 sqm approx



19 Ricky Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 13/06/2019
Rooms: 4
Property Type: Unit
Land Size: 258 sqm approx



3/8 Bridges Av MOOROOLBARK 3138 (REI/VG) **Agent Comments**



Price: \$510,000
Method: Private Sale
Date: 29/04/2019
Property Type: Unit