

# 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

1 West Court, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$690,000

### Median sale price

Median price \$661,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2019

to 31/12/2019

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	4 Todd Ct CROYDON 3136	\$680,000	16/01/2020
2	26 Belinda Ct KILSYTH 3137	\$675,000	29/02/2020
3	3 Oswin Ct KILSYTH 3137	\$660,500	29/02/2020

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:

02/03/2020 15:13



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median House Price**  
December quarter 2019: \$661,000

## Comparable Properties



**4 Todd Ct CROYDON 3136 (REI)**

Agent Comments



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 16/01/2020  
**Property Type:** House  
**Land Size:** 875 sqm approx



**26 Belinda Ct KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 961 sqm approx



**3 Oswin Ct KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$660,500  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Property Type:** House (Res)  
**Land Size:** 923 sqm approx