

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

122a Liverpool Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$730,000

&

\$770,000

Median sale price

Median price \$691,250

Property Type House

Suburb Kilsyth

Period - From 01/01/2021

to

31/03/2021

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.

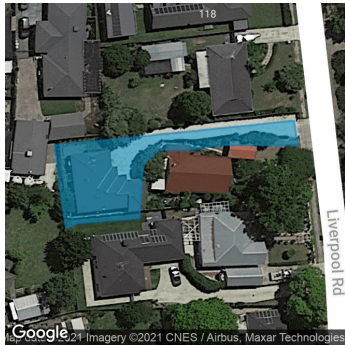
	Address of comparable property	Price	Date of sale
1	27a Cherylne Cr KILSYTH 3137	\$771,000	19/03/2021
2	24a Geoffrey Dr KILSYTH 3137	\$766,000	08/05/2021
3	22a Cherylne Cr KILSYTH 3137	\$743,000	23/12/2020

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:

11/05/2021 16:14



Property Type: Land (Res)

Land Size: 496.5 sqm approx

Agent Comments

Comparable Properties



27a Cherylnne Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$771,000

Method: Private Sale

Date: 19/03/2021

Property Type: House

Land Size: 304 sqm approx



24a Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$766,000

Method: Auction Sale

Date: 08/05/2021

Rooms: 4

Property Type: House (Res)

Land Size: 490 sqm approx

22a Cherylnne Cr KILSYTH 3137 (VG)

Agent Comments



Price: \$743,000

Method: Sale

Date: 23/12/2020

Property Type: Flat/Unit/Apartment (Res)