

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

1/62 Colchester Road Kilsyth VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,000

*House

*Unit

X

Suburb

Kilsyth

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

3/6 Fay Court Croydon VIC 3136	\$612,000	11-Apr-19
1/7 Thackeray Court Croydon VIC 3136	\$670,000	04-Mar-19
2/56 Hull Road Croydon VIC 3136	\$615,000	21-Dec-18

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 6 months.~~

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3/6 Fay Court Croydon VIC 3136

Sold Price

^{RS}
\$612,000

Sold Date

11-Apr-19


3



2



2

Distance

0.85km

1/7 Thackeray Court Croydon VIC 3136

Sold Price

\$670,000

Sold Date

04-Mar-19


3



2



2

Distance

1.59km

2/56 Hull Road Croydon VIC 3136

Sold Price

\$615,000

Sold Date

21-Dec-18


3



2



2

Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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