

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

1/2 Mountfield Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$840,000

Property Type House

Suburb Kilsyth

Period - From 01/04/2023

to

30/06/2023

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	16 Mount View Pde MOOROOLBARK 3138	\$655,000	25/07/2023
2	22 Glendale Ct KILSYTH 3137	\$635,500	18/08/2023
3	1/1 Alastair Ct KILSYTH 3137	\$610,000	27/07/2023

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:

25/08/2023 10:59



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
June quarter 2023: \$840,000

Comparable Properties



16 Mount View Pde MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 25/07/2023
Property Type: House
Land Size: 441 sqm approx



22 Glendale Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$635,500
Method: Private Sale
Date: 18/08/2023
Property Type: House
Land Size: 439 sqm approx



1/1 Alastair Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 27/07/2023
Property Type: Unit
Land Size: 392 sqm approx

Account - Barry Plant | P: 03 9735 3300