

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

10 Liverpool 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

House

Suburb

Kilsyth

Period-from

01 Oct 2018

to

30 Sep 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

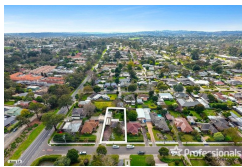
Date of sale

43 Hillview Drive Kilsyth VIC 3137	\$680,000	04-Sep-19
5 Orchard Street Kilsyth VIC 3137	\$683,500	31-Jul-19
20 Beatrice Street Kilsyth VIC 3137	\$708,000	22-Oct-19

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.~~

This Statement of Information was prepared on: 28 October 2019



43 Hillview Drive Kilsyth VIC 3137

Sold Price

\$680,000

Sold Date

04-Sep-19

 2  2  2

Distance

0.52km



5 Orchard Street Kilsyth VIC 3137

Sold Price

^{RS} **\$683,500**

Sold Date

31-Jul-19

 3  1  1

Distance

0.9km



20 Beatrice Street Kilsyth VIC 3137

Sold Price

^{RS} **\$708,000**

Sold Date

22-Oct-19

 3  1  2

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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