# 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

34 Hillview Drive, Kilsyth Vic 3137

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$780,000		&		\$850,000			
Median sale p	rice							
Median price	\$875,000	Pro	operty Type	Hou	se		Suburb	Kilsyth
Period - From	01/04/2022	to	30/06/2022		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	20 Lucas Av KILSYTH 3137	\$860,000	10/05/2022
2	23 Gordon Ct MOOROOLBARK 3138	\$850,000	15/06/2022
3	82 Dryden Conc MOOROOLBARK 3138	\$750,000	18/06/2022

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:

20/07/2022 17:06



34 Hillview Drive, Kilsyth Vic 3137







Property Type: Agent Comments Robyn Barrand 97250000 0429 110 962 robynbarrand@methven.com.au

> Indicative Selling Price \$780,000 - \$850,000 Median House Price June quarter 2022: \$875,000

# **Comparable Properties**



20 Lucas Av KILSYTH 3137 (REI)

Price: \$860,000 Method: Private Sale Date: 10/05/2022 Property Type: House Land Size: 854 sqm approx Agent Comments

23 Gordon Ct MOOROOLBARK 3138 (REI) 3 
4 
- Agent Comments



Price: \$850,000 Method: Private Sale Date: 15/06/2022 Property Type: House Land Size: 922 sqm approx



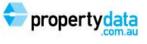
82 Dryden Conc MOOROOLBARK 3138 (REI) Agent Comments



Price: \$750,000 Method: Private Sale Date: 18/06/2022 Rooms: 1 Property Type: House (Res) Land Size: 941 sqm approx

#### Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.