

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$850,000

### Median sale price

Median price

\$875,000

Property Type

House

Suburb

Kilsyth

Period - From

01/04/2022

to

30/06/2022

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	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



**Property Type:**

Agent Comments

## Comparable Properties



**20 Lucas Av KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$860,000

**Method:** Private Sale

**Date:** 10/05/2022

**Property Type:** House

**Land Size:** 854 sqm approx



**23 Gordon Ct MOOROOLBARK 3138 (REI)**

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