

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

5 Glen Dhu 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

*House

X

*Unit

Suburb

Kilsyth

Period-from

01 Jul 2018

to

30 Jun 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

7 Paramount Avenue Kilsyth VIC 3137	\$535,000	09-Feb-19
1/677 Mt Dandenong Road Kilsyth VIC 3137	\$570,000	20-Dec-18
12 Derby Road Kilsyth VIC 3137	\$585,000	16-Feb-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.~~

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7 Paramount Avenue Kilsyth VIC 3137

Sold Price **\$535,000** Sold Date **09-Feb-19**

3 1 1

Distance **1.76km**



1/677 Mt Dandenong Road Kilsyth VIC 3137

Sold Price **\$570,000** Sold Date **20-Dec-18**

3 1 1

Distance **1.2km**



12 Derby Road Kilsyth VIC 3137

Sold Price **\$585,000** Sold Date **16-Feb-19**

3 1 1

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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