

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

1/109 Colchester 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Kilsyth

Period-from

01 Dec 2018

to

30 Nov 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

2/35 Leigh Road Croydon VIC 3136	\$470,000	20-Apr-19
7/27 Leigh Road Croydon VIC 3136	\$472,000	10-Jul-19
3/456 Mt Dandenong Road Kilsyth VIC 3137	\$480,000	24-Jun-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: 09 December 2019



2/35 Leigh Road Croydon VIC 3136 Sold Price **\$470,000** Sold Date **20-Apr-19**

 2  1  1

Distance **1.74km**



7/27 Leigh Road Croydon VIC 3136 Sold Price **\$472,000** Sold Date **10-Jul-19**

 2  1  1

Distance **1.8km**



3/456 Mt Dandenong Road Kilsyth VIC 3137 Sold Price **\$480,000** Sold Date **24-Jun-19**

 2  1  1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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