

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

8a Tinarra Court, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$715,000

Median sale price

Median price \$677,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2019

to 30/09/2020

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	4a Buttler St KILSYTH 3137	\$707,000	06/11/2020
2	66a Cherylne Cr KILSYTH 3137	\$677,000	25/08/2020
3			

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:

15/12/2020 09:16



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
Year ending September 2020: \$677,000

Comparable Properties



4a Buttler St KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$707,000
Method: Private Sale
Date: 06/11/2020
Property Type: House
Land Size: 273 sqm approx



66a Cherylnne Cr KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$677,000
Method: Private Sale
Date: 25/08/2020
Property Type: House
Land Size: 417 sqm approx

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.