

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

104 Lomond Avenue, Kilsyth Vic 3137

Indicative selling price

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

Single price

\$739,950

Median sale price

Median price

\$661,000

Property Type

House

Suburb

Kilsyth

Period - From

01/10/2019

to

31/12/2019

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	34 Durham Rd KILSYTH 3137	\$770,000	29/01/2020
2	6 Baradine Rd MOOROOLBARK 3138	\$761,013	14/12/2019
3	11 Sweetland Rd MOOROOLBARK 3138	\$760,000	20/11/2019

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:

03/04/2020 15:00



Property Type: House (Previously Occupied - Detached)
Land Size: 889 sqm approx
 Agent Comments

Indicative Selling Price
 \$739,950
Median House Price
 December quarter 2019: \$661,000

Comparable Properties



34 Durham Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 29/01/2020
Rooms: 7
Property Type: House (Res)
Land Size: 1075 sqm approx



6 Baradine Rd MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$761,013
Method: Private Sale
Date: 14/12/2019
Property Type: House
Land Size: 871 sqm approx

11 Sweetland Rd MOOROOLBARK 3138 (VG)

Agent Comments



Price: \$760,000
Method: Sale
Date: 20/11/2019
Property Type: House (Res)
Land Size: 863 sqm approx