

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

19 Mimosa Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$795,000

&

\$855,000

Median sale price

Median price

\$609,000

Property Type

Unit

Suburb

Kilsyth

Period - From

30/11/2019

to

29/11/2020

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	1/15 Louisa St CROYDON 3136	\$831,000	03/06/2020
2	3/19 Mimosa Av KILSYTH 3137	\$785,000	23/11/2020
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:

30/11/2020 14:04



 4  3  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$795,000 - \$855,000

Median Unit Price

30/11/2019 - 29/11/2020: \$609,000

Comparable Properties

1/15 Louisa St CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$831,000

Method: Sale

Date: 03/06/2020

Property Type: Strata Unit/Flat



3/19 Mimosa Av KILSYTH 3137 (REI)

Agent Comments

 4  3  2

Price: \$785,000

Method: Private Sale

Date: 23/11/2020

Property Type: Townhouse (Single)

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.