

49 Mt D.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 449 Mt Dandenong 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 \$600,000 & \$660,000

Median sale price

Median price \$719,000 Property type House Suburb Kilsyth

Period - From 1/1/2020 to 31/3/2020 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
222 Dorset Road, CROYDON 3136	\$670,000	24/4/2020
8 CherylInne Crescent, KILSYTH 3137	\$664,000	6/3/2020
46 Timms Avenue, KILSYTH 3137	\$658,000	26/3/2020

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.

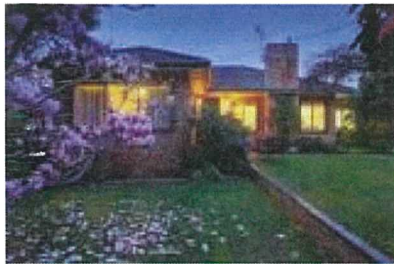
This Statement of Information was prepared on: 29/06/2020 12:25



Property Type: House (Previously Occupied - Detached)
Land Size: 827 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
March quarter 2020: \$719,000

Comparable Properties



222 Dorset Rd CROYDON 3136 (VG)

Agent Comments



Price: \$670,000
Method: Sale
Date: 24/04/2020
Property Type: House (Res)
Land Size: 703 sqm approx



8 Cherylnne Cr KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$664,000
Method: Sold Before Auction
Date: 06/03/2020
Rooms: 4
Property Type: House (Res)
Land Size: 983 sqm approx



46 Timms Av KILSYTH 3137 (REI)

Agent Comments



Price: \$658,000
Method: Private Sale
Date: 26/03/2020
Rooms: 5
Property Type: House
Land Size: 832 sqm approx

Account - Philip Webb