

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

3/745 Mt Dandenong Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$699,950

House

X

Unit

Suburb

Kilsyth

Period - From

01/10/2017

to

30/09/2018

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	18 Strathbogie Ct KILSYTH 3137	\$865,500	31/05/2018
2	7 Tamworth Rd KILSYTH 3137	\$830,000	16/06/2018
3	25 Edenhope St KILSYTH 3137	\$787,000	27/07/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



18 Strathbogie Ct KILSYTH 3137 (VG)

Agent Comments



Price: \$865,500

Method: Sale

Date: 31/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 865 sqm approx

7 Tamworth Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 16/06/2018

Rooms: 9

Property Type: House (Res)

Land Size: 861 sqm approx



25 Edenhope St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$787,000

Method: Private Sale

Date: 27/07/2018

Rooms: -

Property Type: House

Land Size: 1048 sqm approx