

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 Alpine Way 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,500

*House

X

*Unit

Suburb

Kilsyth

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

6 Acacia Avenue Kilsyth VIC 3137	\$665,000	21-May-19
46 Regina Street Kilsyth VIC 3137	\$690,000	08-Jan-19
1 Amber Court Kilsyth VIC 3137	\$718,000	20-Feb-19

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 6 months.~~

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6 Acacia Avenue Kilsyth VIC 3137

Sold Price

^{RS}
\$665,000

Sold Date

21-May-19
 3

 2

 4

Distance

0.76km

46 Regina Street Kilsyth VIC 3137

Sold Price

\$690,000

Sold Date

08-Jan-19
 3

 2

 2

Distance

0.22km

1 Amber Court Kilsyth VIC 3137

Sold Price

\$718,000

Sold Date

20-Feb-19
 4

 2

 2

Distance

0.62km
RS = Recent sale

UN = Undisclosed Sale

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