

# 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

8 Baunton Court, Kilsyth South Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$950,000

### Median sale price

Median price \$920,000 Property Type House Suburb Kilsyth South

Period - From 01/07/2020 to 30/06/2021 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.

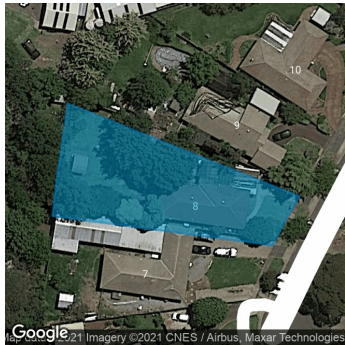
	Address of comparable property	Price	Date of sale
1	9 Crest Ct THE BASIN 3154	\$935,000	27/06/2021
2	16 Chamberlain Dr KILSYTH SOUTH 3137	\$920,000	20/07/2021
3	22 Rendcomb St KILSYTH SOUTH 3137	\$915,000	30/06/2021

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:

28/09/2021 14:30



 3    2    2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1031 sqm approx

Agent Comments

## Comparable Properties



**9 Crest Ct THE BASIN 3154 (REI)**

Agent Comments

 4    2    2

**Price:** \$935,000

**Method:** Auction Sale

**Date:** 27/06/2021

**Property Type:** House (Res)

**Land Size:** 802 sqm approx



**16 Chamberlain Dr KILSYTH SOUTH 3137 (REI)**

Agent Comments

 3    2    4

**Price:** \$920,000

**Method:** Private Sale

**Date:** 20/07/2021

**Property Type:** House

**Land Size:** 1101 sqm approx



**22 Rendcomb St KILSYTH SOUTH 3137 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$915,000

**Method:** Private Sale

**Date:** 30/06/2021

**Property Type:** House

**Land Size:** 991 sqm approx