

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

6 Eliana Court, Kilsyth South Vic 3137

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

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

Period - From 11/10/2020 to 10/10/2021 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	22 Clarkedale Rise KILSYTH SOUTH 3137	\$1,198,000	26/05/2021
2	29 Chandra Av KILSYTH SOUTH 3137	\$1,112,000	06/09/2021
3	2 Biscay Ct BORONIA 3155	\$1,045,000	17/07/2021

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:

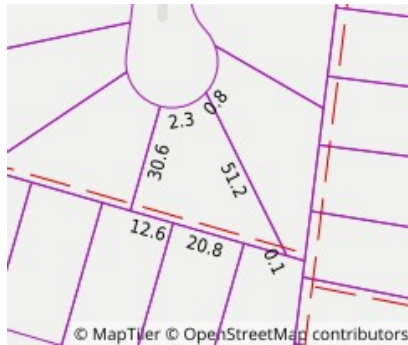
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Nathan Hick
03 9725 9855
0433 894 433
nhick@barryplant.com.au

Indicative Selling Price
\$1,050,000 - \$1,150,000

Median House Price

11/10/2020 - 10/10/2021: \$920,000



 4  2  4

Property Type: House

Agent Comments

Comparable Properties



22 Clarkedale Rise KILSYTH SOUTH 3137 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,198,000

Method: Private Sale

Date: 26/05/2021

Property Type: House

Land Size: 1006 sqm approx



29 Chandra Av KILSYTH SOUTH 3137 (REI)

Agent Comments

 4  2  2

Price: \$1,112,000

Method: Sold Before Auction

Date: 06/09/2021

Property Type: House (Res)

Land Size: 900 sqm approx



2 Biscay Ct BORONIA 3155 (REI)

Agent Comments

 6  2  3

Price: \$1,045,000

Method: Auction Sale

Date: 17/07/2021

Property Type: House

Land Size: 709 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454