

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 Acacia Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between \$660,000

&

\$695,000

Median sale price

Median price \$650,000

House

X

Unit

Suburb Kilsyth

Period - From 01/10/2018

to

31/12/2018

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	7 Gum Ct MONTROSE 3765	\$750,000	11/09/2018
2	12 Magnolia Gr MONTROSE 3765	\$740,000	07/11/2018
3	84 Taylor Rd MOOROOLBARK 3138	\$723,250	25/09/2018

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.

6 Acacia Avenue, Kilsyth Vic 3137

Brent Earney

9725 0000

0409 726 136

brentearney@methven.com.au

Indicative Selling Price

\$660,000 - \$695,000

Median House Price

December quarter 2018: \$650,000



Rooms:

Property Type: House

Land Size: 860.79 sqm approx

Agent Comments

Comparable Properties



7 Gum Ct MONTROSE 3765 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 11/09/2018

Rooms: -

Property Type: House

Land Size: 946 sqm approx



12 Magnolia Gr MONTROSE 3765 (VG)

Agent Comments



Price: \$740,000

Method: Sale

Date: 07/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 1095 sqm approx



84 Taylor Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$723,250

Method: Private Sale

Date: 25/09/2018

Rooms: -

Property Type: House

Land Size: 1091 sqm approx