

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

47 Walnut Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$620,000 & \$670,000

Median sale price

Median price \$690,000 Property Type House Suburb Kilsyth

Period - From 01/01/2020 to 31/12/2020 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	74 BALMORAL St KILSYTH 3137	\$670,000	18/11/2020
2	3/29-31 Durham Rd KILSYTH 3137	\$665,000	22/10/2020
3	51 Pembroke Rd MOOROOLBARK 3138	\$650,000	02/11/2020

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:

21/01/2021 11:23



Property Type:
Agent Comments

Indicative Selling Price
\$620,000 - \$670,000
Median House Price
Year ending December 2020: \$690,000

Comparable Properties



74 BALMORAL St KILSYTH 3137 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 18/11/2020
Property Type: House



3/29-31 Durham Rd KILSYTH 3137 (VG)

Agent Comments



Price: \$665,000
Method: Sale
Date: 22/10/2020
Property Type: Flat/Unit/Apartment (Res)



51 Pembroke Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 02/11/2020
Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx