

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
 48A Colchester Road 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 or range between \$570,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$518,500 *House *Unit X Suburb Kilsyth

Period-from 01 Aug 2018 to 31 Jul 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
1/62 Colchester Road Kilsyth VIC 3137	\$620,000	19-Jun-19
26A Hawthory Road Kilsyth VIC 3137	\$605,000	26-Jul-19
138 Liverpool Road Kilsyth VIC 3137	\$610,000	08-Jun-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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1/62 Colchester Road Kilsyth VIC 3137

3 2 2

Sold Price

\$620,000

Sold Date

19-Jun-19

Distance

0.12km



26A Hawthory Road Kilsyth VIC 3137

3 2 2

Sold Price

\$605,000

Sold Date

26-Jul-19

Distance

0.96km



138 Liverpool Road Kilsyth VIC 3137

3 1 1

Sold Price

\$610,000

Sold Date

08-Jun-19

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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