Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	11 Lockhart Court, Kilsyth Vic 3137
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,000 & \$660,

Median sale price

Median price	\$691,250	Pro	perty Type	House		Suburb	Kilsyth
Period - From	01/01/2021	to	31/03/2021		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

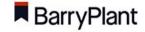
Add	dress of comparable property	Price	Date of sale
1	3 Wisteria CI KILSYTH 3137	\$660,000	21/03/2021
2	73a Dryden Conc MOOROOLBARK 3138	\$659,000	01/03/2021
3	5 Cherylnne Cr KILSYTH 3137	\$655,000	27/01/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/05/2021 13:56







Rooms: 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 **Median House Price** March quarter 2021: \$691,250

Comparable Properties



3 Wisteria CI KILSYTH 3137 (REI)

Price: \$660,000 Method: Private Sale Date: 21/03/2021

Property Type: Townhouse (Single) Land Size: 207 sqm approx

Agent Comments



73a Dryden Conc MOOROOLBARK 3138

(REI/VG)

Price: \$659,000 Method: Private Sale Date: 01/03/2021 Property Type: House Land Size: 584 sqm approx Agent Comments



5 Cherylnne Cr KILSYTH 3137 (REI/VG)

Price: \$655,000 Method: Private Sale Date: 27/01/2021 **Property Type:** House Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



