

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

14 Belinda Close, Kilsyth Vic 3137

Indicative selling price

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

Range between \$670,000

&

\$690,000

Median sale price

Median price \$850,000

Property Type House

Suburb Kilsyth

Period - From 13/05/2021

to

12/05/2022

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	48 Colchester Rd KILSYTH 3137	\$720,000	18/03/2022
2	49 Tamworth Rd KILSYTH 3137	\$710,000	06/01/2022
3	15 Balmoral St KILSYTH 3137	\$691,000	15/12/2021

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:

13/05/2022 17:17



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Property Type: House
Land Size: 388 sqm approx
Agent Comments

Indicative Selling Price
 \$670,000 - \$690,000
Median House Price
 13/05/2021 - 12/05/2022: \$850,000

Comparable Properties



48 Colchester Rd KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$720,000
Method: Private Sale
Date: 18/03/2022
Property Type: House
Land Size: 313 sqm approx



49 Tamworth Rd KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$710,000
Method: Private Sale
Date: 06/01/2022
Property Type: House
Land Size: 425 sqm approx



15 Balmoral St KILSYTH 3137 (REI/VG)

Agent Comments

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Price: \$691,000
Method: Private Sale
Date: 15/12/2021
Property Type: House
Land Size: 376 sqm approx