

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

20 Lomond Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$720,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2020

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	51 Pembroke Rd MOOROOLBARK 3138	\$650,000	02/11/2020
2	6 Colchester Rd KILSYTH 3137	\$645,000	19/09/2020
3	15 Lucas Av KILSYTH 3137	\$640,500	31/10/2020

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:

24/02/2021 16:00



 3  1  2

Property Type: House (Res)

Land Size: 407 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

December quarter 2020: \$720,000

Comparable Properties



51 Pembroke Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  3

Price: \$650,000

Method: Private Sale

Date: 02/11/2020

Rooms: 5

Property Type: House (Res)

Land Size: 550 sqm approx



6 Colchester Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  1

Price: \$645,000

Method: Private Sale

Date: 19/09/2020

Rooms: 5

Property Type: House

Land Size: 714 sqm approx



15 Lucas Av KILSYTH 3137 (VG)

Agent Comments

 3  -  -

Price: \$640,500

Method: Sale

Date: 31/10/2020

Property Type: House (Res)