

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

2 Paperbark Close, Kilsyth Vic 3137

Indicative selling price

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

Range between \$530,000

&

\$560,000

Median sale price

Median price \$595,750

House

Unit

X

Suburb

Kilsyth

Period - From 01/07/2018

to

30/09/2018

Source

REIV

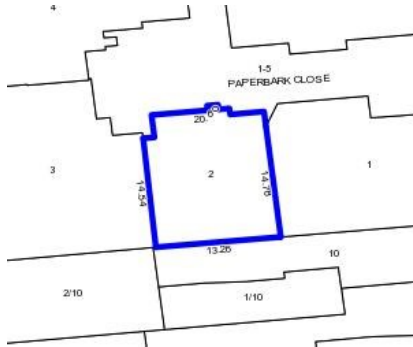
Comparable property sales (*Delete A or B below as applicable)

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	6a Edenhope St KILSYTH 3137	\$577,500	16/08/2018
2	3/62 Colchester Rd KILSYTH 3137	\$560,000	26/10/2018
3	3/104 Liverpool Rd KILSYTH 3137	\$552,000	25/10/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6a Edenhope St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$577,500

Method: Private Sale

Date: 16/08/2018

Rooms: -

Property Type: Unit

Land Size: 329 sqm approx



3/62 Colchester Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 26/10/2018

Rooms: 3

Property Type: Unit



3/104 Liverpool Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$552,000

Method: Sold Before Auction

Date: 25/10/2018

Rooms: 4

Property Type: Unit

Land Size: 194 sqm approx