

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

53B Mountain View Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$645,529

Property Type

Unit

Suburb

Kilsyth

Period - From

01/07/2022

to

30/06/2023

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	2/28 Colchester Rd KILSYTH 3137	\$597,000	12/04/2023
2	7/1 Ervin Rd KILSYTH 3137	\$535,000	29/03/2023
3	6/61 Mountain View Rd KILSYTH 3137	\$518,000	30/05/2023

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:

21/07/2023 12:13



 2  1  1

Property Type: Unit

Land Size: 236 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2023: \$645,529

Comparable Properties



2/28 Colchester Rd KILSYTH 3137 (REI/VG)

Agent Comments

 2  1  -

Price: \$597,000

Method: Private Sale

Date: 12/04/2023

Property Type: Unit

7/1 Ervin Rd KILSYTH 3137 (REI)

Agent Comments

 2  1  1

Price: \$535,000

Method: Private Sale

Date: 29/03/2023

Property Type: Unit



6/61 Mountain View Rd KILSYTH 3137 (REI)

Agent Comments

 2  1  2

Price: \$518,000

Method: Private Sale

Date: 30/05/2023

Property Type: Unit

Land Size: 414 sqm approx

Account - Barry Plant | P: 03 9842 8888