

STATEMENT OF INFORMATION

15 BELINDA CLOSE, KILSYTH, VIC 3137

PREPARED BY SAVOY REAL ESTATE, 11 BLACKBURN ROAD BLACKBURN

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**15 BELINDA CLOSE, KILSYTH, VIC 3137**

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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$600,000 to \$650,000**

MEDIAN SALE PRICE

**KILSYTH, VIC, 3137**

Suburb Median Sale Price (House)

\$670,888

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**1 BRAD CL, KILSYTH, VIC 3137**

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Sale Price

\$600,000

Sale Date: 26/04/2017

Distance from Property: 440m

**161 LIVERPOOL RD, KILSYTH, VIC 3137**

2
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Sale Price

\$576,000

Sale Date: 27/02/2017

Distance from Property: 397m

**134 LIVERPOOL RD, KILSYTH, VIC 3137**

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Sale Price

\$640,000

Sale Date: 29/03/2017

Distance from Property: 177m

This report has been compiled on 05/10/2017 by Savoy Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 BELINDA CLOSE, KILSYTH, VIC 3137

Indicative selling price

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

Price Range:

\$600,000 to \$650,000

Median sale price

Median price

\$670,888

House

X

Unit


Suburb

KILSYTH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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 BRAD CL, KILSYTH, VIC 3137 | \$600,000 | 26/04/2017 |
| 161 LIVERPOOL RD, KILSYTH, VIC 3137 | \$576,000 | 27/02/2017 |
| 134 LIVERPOOL RD, KILSYTH, VIC 3137 | \$640,000 | 29/03/2017 |