

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 📛 3 🕒 1







Indicative Selling Price

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

Price 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







Sale Price

\$600,000

Sale Date: 26/04/2017

Distance from Property: 440m





161 LIVERPOOL RD, KILSYTH, VIC 3137







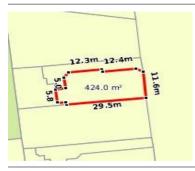
Sale Price

\$576,000

Sale Date: 27/02/2017

Distance from Property: 397m





134 LIVERPOOL RD, KILSYTH, VIC 3137







Sale Price

\$640.000

Sale Date: 29/03/2017

Distance from Property: 177m



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	
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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		ricefinder

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

