

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

149 Liverpool Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$660,500 Property Type House Suburb Kilsyth

Period - From 01/04/2019 to 31/03/2020 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	5 Wildflower PI KILSYTH 3137	\$630,000	13/03/2020
2	2 Chamomile CI KILSYTH 3137	\$625,000	16/03/2020
3	8b Orchard St KILSYTH 3137	\$605,000	11/05/2020

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:

24/05/2020 12:03

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 3  2  2

Property Type: House (Res)

Land Size: 389 sqm approx

Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
Year ending March 2020: \$660,500

Comparable Properties



5 Wildflower PI KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$630,000

Method: Private Sale

Date: 13/03/2020

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 140 sqm approx



2 Chamomile CI KILSYTH 3137 (REI/VG)

Agent Comments

 3  2  2

Price: \$625,000

Method: Private Sale

Date: 16/03/2020

Property Type: Townhouse (Single)



8b Orchard St KILSYTH 3137 (REI)

Agent Comments

 3  2  1

Price: \$605,000

Method: Private Sale

Date: 11/05/2020

Property Type: Unit

Land Size: 285 sqm approx