## 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 | cons | sumer.vic.go    | v.au | /underquot | ting |        |         |
|-----------------|-------------------|------|-----------------|------|------------|------|--------|---------|
| Range betweer   | n \$590,000       |      | &               |      | \$630,000  |      |        |         |
| Median sale p   | rice              |      |                 |      |            |      |        |         |
| Median price    | \$660,500         | Pro  | perty Type Hous |      | se         |      | Suburb | Kilsyth |
| Period - From   | 01/04/2019        | to   | 31/03/2020      |      | So         | urce | 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.

| Ad | dress of comparable property | Price     | Date of sale |
|----|------------------------------|-----------|--------------|
| 1  | 5 Wildflower PI KILSYTH 3137 | \$630,000 | 13/03/2020   |
| 2  | 2 Chamomile Cl 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.

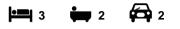
This Statement of Information was prepared on:

24/05/2020 12:03









**Property Type:** House (Res) **Land Size:** 389 sqm approx Agent Comments Sarah Savio 03 9735 3300 0434 639 996 ssavio@barryplant.com.au

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)



Price: \$630,000 Method: Private Sale Date: 13/03/2020 Rooms: 5 Property Type: Townhouse (Single) Land Size: 140 sqm approx

Agent Comments

Agent Comments



Price: \$625,000 Method: Private Sale Date: 16/03/2020 Property Type: Townhouse (Single)



8b Orchard St KILSYTH 3137 (REI)



Price: \$605,000 Method: Private Sale Date: 11/05/2020 Property Type: Unit Land Size: 285 sqm approx Agent Comments

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.