

Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale	9
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Including subu	ddress 26 Glad irb and stcode	26 Gladesville Drive, Kilsyth Vic 3137							
Indicative selli	ng price								
For the meaning	of this price see	e consumer.vi	c.gov.a	u/underquoting					
Range betweer	\$530,000	3	<u>ş</u>	\$570,000					
Median sale price									
Median price	\$570,000	House		Unit X	Suburb Kilsyth				

Median price	\$570,000	нос	150	^	Suburb	Kiisytii
Period - From	01/10/2018	to	31/12/2018	Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Add	dress of comparable property	Price	Date of sale
1	12 Derby Rd KILSYTH 3137	\$585,000	26/02/2019
2	7 Geoffrey Dr KILSYTH 3137	\$560,500	29/10/2018
3	7 Paramount Av KILSYTH 3137	\$535,000	11/02/2019

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.

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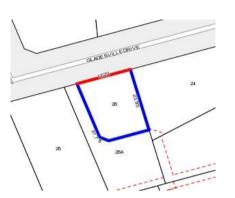


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Indicative Selling Price \$530,000 - \$570,000 **Median Unit Price** December quarter 2018: \$570,000



Rooms:

Property Type: House

Land Size: 859.605 sqm approx

Agent Comments

Comparable Properties



12 Derby Rd KILSYTH 3137 (REI)





Price: \$585,000 Method: Private Sale Date: 26/02/2019

Rooms: 4

Property Type: House Land Size: 362 sqm approx **Agent Comments**



7 Geoffrey Dr KILSYTH 3137 (REI)





Agent Comments

Price: \$560.500 Method: Private Sale Date: 29/10/2018 Rooms: -

Property Type: House Land Size: 393 sqm approx

7 Paramount Av KILSYTH 3137 (REI/VG)







Price: \$535,000 Method: Private Sale Date: 11/02/2019

Rooms: -

Property Type: House Land Size: 416 sqm approx

Agent Comments

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