

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

26 Gladesville Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$530,000

&

\$570,000

Median sale price

Median price

\$570,000

House

Unit

X

Suburb

Kilsyth

Period - From

01/10/2018

to

31/12/2018

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	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.



Rooms:

Property Type: House

Land Size: 859.605 sqm approx

Agent Comments

Comparable Properties



12 Derby Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 26/02/2019

Rooms: 4

Property Type: House

Land Size: 362 sqm approx



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)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 11/02/2019

Rooms: -

Property Type: House

Land Size: 416 sqm approx