

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

3 Eden Way, Kilsyth Vic 3137

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$677,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2019

to 30/09/2020

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	51 Pembroke Rd MOOROOLBARK 3138	\$650,000	02/11/2020
2	3 Charles St KILSYTH 3137	\$640,000	30/07/2020
3	26 Glendale Ct KILSYTH 3137	\$640,000	10/08/2020

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:

10/12/2020 11:55



Property Type: House (Previously Occupied - Detached)
Land Size: 369 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median House Price
 Year ending September 2020: \$677,000

Comparable Properties



51 Pembroke Rd MOOROOLBARK 3138 (REI) Agent Comments



Price: \$650,000
Method: Private Sale
Date: 02/11/2020
Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx



3 Charles St KILSYTH 3137 (REI/VG) Agent Comments



Price: \$640,000
Method: Private Sale
Date: 30/07/2020
Property Type: House
Land Size: 309 sqm approx



26 Glendale Ct KILSYTH 3137 (REI/VG) Agent Comments



Price: \$640,000
Method: Private Sale
Date: 10/08/2020
Rooms: 5
Property Type: House
Land Size: 393 sqm approx