

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 32 Eden Way, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$740,000

Median sale price

Median price \$653,000

Property type House

Suburb Kilsyth

Period - From 01/07/2020

to

30/09/2020

Source REIV

Comparable property sales

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 |
|---|-----------|--------------|
| 2/17 Birkenhead Drive, Kilsyth Vic 3137 | \$740,000 | 17/07/2020 |
| 25 Beatrice Street, Kilsyth Vic 3137 | \$747,500 | 13/07/2020 |
| 3/42 Lomond Avenue, Kilsyth Vic 3137 | \$726,000 | 16/09/2020 |

This Statement of Information was prepared on: 29-10-2020