

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

2/8 Hawthory Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$661,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2019

to 31/12/2019

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	28 Swinburne Av MOOROOLBARK 3138	\$635,912	24/12/2019
2	72 Cherylhne Cr KILSYTH 3137	\$620,000	18/12/2019
3	163 Hull Rd CROYDON 3136	\$590,000	11/01/2020

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:

05/02/2020 09:19



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Property Type: House

Agent Comments

Comparable Properties



28 Swinburne Av MOOROOLBARK 3138 (REI) Agent Comments

3 1 2

Price: \$635,912

Method: Private Sale

Date: 24/12/2019

Property Type: House

Land Size: 326 sqm approx



72 CherylInne Cr KILSYTH 3137 (REI) Agent Comments

3 1 1

Price: \$620,000

Method: Private Sale

Date: 18/12/2019

Rooms: 4

Property Type: House



163 Hull Rd CROYDON 3136 (REI) Agent Comments

3 1 1

Price: \$590,000

Method: Private Sale

Date: 11/01/2020

Rooms: 5

Property Type: House

Land Size: 364 sqm approx