

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

15a Mountain View Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$595,000

&

\$635,000

Median sale price

Median price

\$601,000

Property Type

Unit

Suburb

Kilsyth

Period - From

27/03/2019

to

26/03/2020

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	14 Lena Gr KILSYTH 3137	\$633,000	17/02/2020
2	2/8 Hawthory Rd KILSYTH 3137	\$620,000	12/02/2020
3	1/14 Macmillan St MOOROOLBARK 3138	\$610,000	03/03/2020

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:

27/03/2020 13:49



 3  2  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$595,000 - \$635,000

Median Unit Price

27/03/2019 - 26/03/2020: \$601,000

Comparable Properties



14 Lena Gr KILSYTH 3137 (REI)

Agent Comments

 3  1  1

Price: \$633,000

Method: Private Sale

Date: 17/02/2020

Property Type: House

Land Size: 360 sqm approx



2/8 Hawthory Rd KILSYTH 3137 (REI)

Agent Comments

 3  1  2

Price: \$620,000

Method: Private Sale

Date: 12/02/2020

Property Type: House

Land Size: 460 sqm approx



1/14 Macmillan St MOOROOLBARK 3138 (REI) **Agent Comments**

 3  1  1

Price: \$610,000

Method: Private Sale

Date: 03/03/2020

Rooms: 6

Property Type: Unit

Land Size: 460 sqm approx