

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

6 Durham Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$590,000

&

\$645,000

Median sale price

Median price \$641,000

Property Type House

Suburb Kilsyth

Period - From 01/07/2019

to 30/09/2019

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	27 Ervin Rd KILSYTH 3137	\$645,000	13/07/2019
2	102 Lomond Av KILSYTH 3137	\$645,000	02/09/2019
3	45 Birkenhead Dr KILSYTH 3137	\$585,000	07/06/2019

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.~~

This Statement of Information was prepared on:

22/10/2019 08:32



Property Type: House (Previously Occupied - Detached)
Land Size: 902 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$645,000
Median House Price
September quarter 2019: \$641,000

Comparable Properties



27 Ervin Rd KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$645,000
Method: Auction Sale
Date: 13/07/2019
Property Type: House (Res)
Land Size: 880 sqm approx



102 Lomond Av KILSYTH 3137 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 02/09/2019
Rooms: 4
Property Type: House
Land Size: 894 sqm approx



45 Birkenhead Dr KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 07/06/2019
Property Type: House
Land Size: 864 sqm approx