

# 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

12 Belinda Close, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$770,000

### Median sale price

Median price \$720,000 Property Type House Suburb Kilsyth

Period - From 01/10/2020 to 31/12/2020 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	12 Geoffrey Dr KILSYTH 3137	\$760,000	16/12/2020
2	38 Urana St KILSYTH 3137	\$745,000	19/11/2020
3	72 Timms Av KILSYTH 3137	\$730,000	22/12/2020

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:

17/03/2021 17:09

12 Belinda Close, Kilsyth Vic 3137

Brent Earney

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**Indicative Selling Price**

\$720,000 - \$770,000

**Median House Price**

December quarter 2020: \$720,000



 3    -   

**Property Type:** House (Res)

**Land Size:** 864 sqm approx

Agent Comments

## Comparable Properties

12 Geoffrey Dr KILSYTH 3137 (REI/VG)

Agent Comments

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**Price:** \$760,000

**Method:** Private Sale

**Date:** 16/12/2020

**Property Type:** House

**Land Size:** 866 sqm approx

38 Urana St KILSYTH 3137 (VG)

Agent Comments

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**Price:** \$745,000

**Method:** Sale

**Date:** 19/11/2020

**Property Type:** House (Res)

**Land Size:** 900 sqm approx

72 Timms Av KILSYTH 3137 (VG)

Agent Comments

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**Price:** \$730,000

**Method:** Sale

**Date:** 22/12/2020

**Property Type:** House (Res)

**Land Size:** 872 sqm approx