

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

2 and 3 / 58 Liverpool Road 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)

Unit type or class

		Lower price		Higher price
Unit 2: 3 beds 2 baths 2 cars Townhouse	Range between	\$*600,000	&	\$660,000
Unit 3: 3 beds 2 baths 2 cars Townhouse	Range between	\$*600,000	&	\$660,000

Suburb unit median sale price

Median price

\$ 490,000

Suburb

Kilsyth

Period - From

May 2016

To

Apr 2017

Source

CoreLogic

Comparable property sales (*Delete A or B below as applicable)

Unit type or class

	Address of comparable unit	Price	Date of sale
Unit2: 3 beds 2 baths 2cars	1 2/69A Geoffrey Drive Kilsyth 3137	\$630,000	06/10/2016
	2 33 Gladesville Drive Kilsyth 3137	\$ 655,000	26/09/2016
	3 25A Graham Avenue Kilsyth 3137	\$ 625,000	29/09/2016

Unit type or class

	Address of comparable unit	Price	Date of sale
Unit 3: 3 beds 2 baths 2 cars	1 2/69A Geoffrey Drive Kilsyth 3137	\$630,000	06/10/2016
	2 25A Graham Avenue Kilsyth 3137	\$625,000	29/09/2016
	3 1A Browning Street Kilsyth 3137	\$630,000	06/09/2016