

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

62a Geoffrey Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$634,000

Property Type Unit

Suburb Kilsyth

Period - From 01/01/2020

to 31/03/2020

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	5/28 Urana St KILSYTH 3137	\$650,000	13/03/2020
2	5 Wildflower PI KILSYTH 3137	\$630,000	13/03/2020
3	1 Colver CI KILSYTH 3137	\$620,000	17/12/2019

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:

27/05/2020 23:50



Property Type: House

Land Size: 430 sqm approx

Agent Comments

Comparable Properties



5/28 Urana St KILSYTH 3137 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 13/03/2020

Property Type: Townhouse (Single)

Land Size: 203 sqm approx



5 Wildflower PI KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 13/03/2020

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 140 sqm approx



1 Colver CI KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 17/12/2019

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 178 sqm approx