

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

28 Durham Road, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$712,750

House

X

Unit

Suburb

Kilsyth

Period - From

01/04/2018

to

30/06/2018

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	9 Greenville St MOOROOLBARK 3138	\$695,000	06/06/2018
2	8 Tinarra Ct KILSYTH 3137	\$686,000	26/04/2018
3	173 Cardigan Rd MOOROOLBARK 3138	\$662,000	03/04/2018

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.

28 Durham Road, Kilsyth Vic 3137

Miles Howell

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Indicative Selling Price

\$650,000 - \$700,000

Median House Price

June quarter 2018: \$712,750



Rooms:

Property Type:

Agent Comments

Comparable Properties



9 Greenville St MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$695,000

Method: Private Sale

Date: 06/06/2018

Rooms: 4

Property Type: House

Land Size: 878 sqm approx

8 Tinarra Ct KILSYTH 3137 (VG)

Agent Comments



Price: \$686,000

Method: Sale

Date: 26/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 864 sqm approx



173 Cardigan Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$662,000

Method: Private Sale

Date: 03/04/2018

Rooms: -

Property Type: House

Land Size: 1280 sqm approx