

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

14 Ervin Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$875,000

Property Type House

Suburb Kilsyth

Period - From 01/04/2022

to

30/06/2022

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	28 Eden Way KILSYTH 3137	\$870,000	13/08/2022
2	6 Parry St CROYDON 3136	\$850,000	02/05/2022
3	1/23 Moore Av CROYDON 3136	\$845,000	18/06/2022

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:

05/09/2022 13:28



Property Type:
Divorce/Estate/Family Transfers
Land Size: 344 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
June quarter 2022: \$875,000

Comparable Properties



28 Eden Way KILSYTH 3137 (REI)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 13/08/2022
Property Type: House



6 Parry St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 02/05/2022
Property Type: House
Land Size: 391 sqm approx



1/23 Moore Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$845,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Townhouse (Res)
Land Size: 499 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454