

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

19a Shelley Avenue, Kilsyth Vic 3137

Indicative selling price

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

Single price

\$795,000

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	100A Cambridge Rd KILSYTH 3137	\$801,000	15/02/2021
2	400a Dorset Rd CROYDON 3136	\$790,000	06/02/2021
3	400a Dorset Rd CROYDON 3136	\$785,000	06/02/2021

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:

29/03/2021 09:21

19a Shelley Avenue, Kilsyth Vic 3137

Brent Earney

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Indicative Selling Price

\$795,000

Median House Price

December quarter 2020: \$720,000



Property Type:

Agent Comments

Comparable Properties



100A Cambridge Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$801,000

Method: Private Sale

Date: 15/02/2021

Property Type: House

Land Size: 259 sqm approx



400a Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$790,000

Method: Private Sale

Date: 06/02/2021

Property Type: Townhouse (Res)

Land Size: 357 sqm approx



400a Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 06/02/2021

Property Type: Townhouse (Single)

Land Size: 357 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354