

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

74 Balmoral Street, 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 \$600,000 Property Type Unit Suburb Kilsyth

Period - From 01/07/2020 to 30/09/2020 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	66a Cherylne Cr KILSYTH 3137	\$677,000	25/08/2020
2	106 Liverpool Rd KILSYTH 3137	\$658,001	12/05/2020
3	62a Geoffrey Dr KILSYTH 3137	\$654,000	09/07/2020

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:

04/11/2020 20:43

74 Balmoral Street, Kilsyth Vic 3137

**Jellis
Craig**

John Stack

9908 5700

0402 443 312

johnstack@jellisrcraig.com.au

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

September quarter 2020: \$600,000



3 2 2

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 426 sqm approx

Agent Comments

Comparable Properties



66a Cherylnne Cr KILSYTH 3137 (REI)

Agent Comments

3 2 2

Price: \$677,000

Method: Private Sale

Date: 25/08/2020

Property Type: House

Land Size: 417 sqm approx



106 Liverpool Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 1

Price: \$658,001

Method: Private Sale

Date: 12/05/2020

Property Type: House



62a Geoffrey Dr KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$654,000

Method: Sold Before Auction

Date: 09/07/2020

Rooms: 5

Property Type: Unit

Land Size: 429 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.