## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address	74 Balmoral Street, Kilsyth Vic 3137
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$650,000	&	\$700,000
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#### Median sale price

Median price	\$600,000	Pro	perty 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

1	66a Cherylnne 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



Date of sale



John Stack 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$700,000 Median Unit Price September quarter 2020: \$600,000



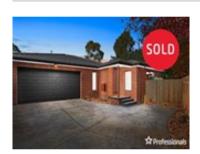
# **4** 3 **4** 2 **4**

**Property Type:** 

Flat/Unit/Apartment (Res) **Land Size:** 426 sqm approx

**Agent Comments** 

# Comparable Properties



66a Cherylnne Cr KILSYTH 3137 (REI)

3



**6** 2

Price: \$677,000 Method: Private Sale Date: 25/08/2020 Property Type: House Land Size: 417 sqm approx

**Agent Comments** 



106 Liverpool Rd KILSYTH 3137 (REI/VG)

**---**| 3



**6** 

Price: \$658,001 Method: Private Sale Date: 12/05/2020 Property Type: House Agent Comments



62a Geoffrey Dr KILSYTH 3137 (REI/VG)

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Price: \$654.000

Method: Sold Before Auction

Date: 09/07/2020 Rooms: 5

Property Type: Unit

Land Size: 429 sqm approx

Agent Comments

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



