



STATEMENT OF INFORMATION

16 DERBY ROAD, KILSYTH

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

16 Derby Road Kilsyth VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,000

Property type

House

Suburb

Kilsyth

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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 6 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

5 Deborah Street Kilsyth VIC 3137	\$705,000	18-Apr-20
7 Sophie Street Kilsyth VIC 3137	\$550,000	12-May-20
59 CherylInne Crescent Kilsyth VIC 3137	\$680,000	04-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 30 September 2020

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5 Deborah Street Kilsyth VIC 3137

Sold Price

\$705,000

Sold Date

18-Apr-20

3 1 2

Distance

0.34km



7 Sophie Street Kilsyth VIC 3137

Sold Price

\$550,000

Sold Date

12-May-20

3 1 1

Distance

0.37km



59 CherylInne Crescent Kilsyth VIC 3137

Sold Price

\$680,000

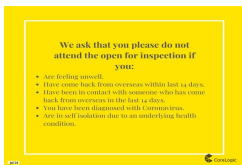
Sold Date

04-Apr-20

3 1 2

Distance

0.69km



3 Gladesville Drive Kilsyth VIC 3137

Sold Price

\$638,000

Sold Date

22-Jul-20

3 1 4

Distance

0.72km



104 Lomond Avenue Kilsyth VIC 3137

Sold Price

\$712,000

Sold Date

16-May-20

3 1 3

Distance

0.9km



121 Lomond Avenue Kilsyth VIC 3137

Sold Price

\$665,000

Sold Date

03-Jul-20

3 1 2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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