

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

10/89 Liverpool Road, Kilsyth Vic 3137

Indicative selling price

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

Single price

\$589,950

Median sale price

Median price

\$630,000

Property Type

Unit

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	18 Sunray Ct CROYDON 3136	\$600,000	04/12/2020
2	14a Lomond Av KILSYTH 3137	\$600,000	24/09/2020
3	12/662-670 Mt Dandenong Rd KILSYTH 3137	\$590,000	07/11/2020

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:

09/02/2021 14:16



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$589,950

Median Unit Price

December quarter 2020: \$630,000

Comparable Properties



18 Sunray Ct CROYDON 3136 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 04/12/2020

Property Type: Flat/Unit/Apartment (Res)

14a Lomond Av KILSYTH 3137 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 24/09/2020

Property Type: Flat/Unit/Apartment (Res)



12/662-670 Mt Dandenong Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 07/11/2020

Rooms: 5

Property Type: Unit

Land Size: 242 sqm approx