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

11 Loch Street, Kilsyth Vic 3137

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gc	v.au/	underquot	ing		
Range betwee	\$890,000		&		\$920,000			
Median sale pr	rice							
Median price	\$890,000	Pro	operty Type	Hous	se		Suburb	Kilsyth
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	249 Hull Rd MOOROOLBARK 3138	\$1,000,000	25/11/2021
2	37 Hawthory Rd KILSYTH 3137	\$975,000	30/09/2021
3	21 Belinda CI KILSYTH 3137	\$905,000	03/11/2021

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:

16/12/2021 10:45



11 Loch Street, Kilsyth Vic 3137



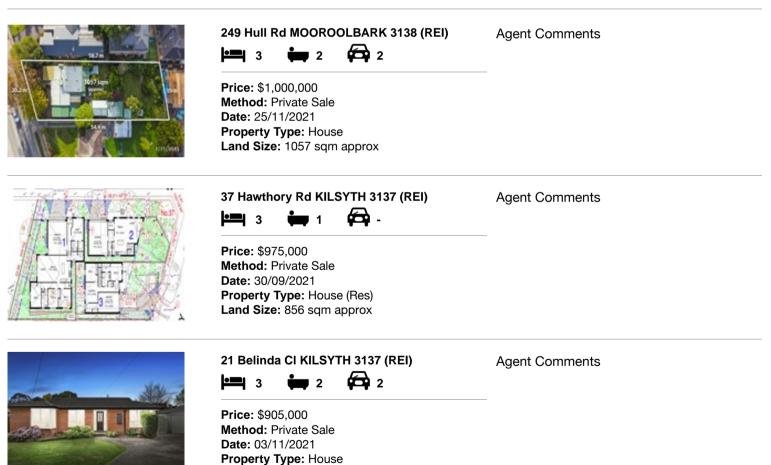




Property Type: House (Previously Occupied - Detached) Land Size: 900 sqm approx Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

Indicative Selling Price \$890,000 - \$920,000 Median House Price September quarter 2021: \$890,000

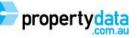
Comparable Properties



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

Land Size: 941 sqm approx





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