

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

1 Colver Close 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Kilsyth

Period-from

01 Dec 2018

to

30 Nov 2019

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

| | | |
|---------------------------------------|-----------|-----------|
| 3 Innisfree Walk Kilsyth VIC 3137 | \$600,000 | 03-Jul-19 |
| 4 Van Close Kilsyth VIC 3137 | \$615,000 | 16-Oct-19 |
| 1/62 Colchester Road Kilsyth VIC 3137 | \$620,000 | 19-Jun-19 |

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: 03 December 2019


3 Innisfree Walk Kilsyth VIC 3137

Sold Price

\$600,000

Sold Date

03-Jul-19
 3
 2
 2

Distance

1.06km

4 Van Close Kilsyth VIC 3137

Sold Price

\$615,000

Sold Date

16-Oct-19
 3
 2
 2

Distance

0.7km

1/62 Colchester Road Kilsyth VIC 3137

Sold Price

\$620,000

Sold Date

19-Jun-19
 3
 2
 2

Distance

1.23km
RS = Recent sale

UN = Undisclosed Sale

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