

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

5a Kilborn Court, Kilsyth Vic 3137

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$687,500 Property Type House Suburb Kilsyth

Period - From 10/12/2019 to 09/12/2020 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.

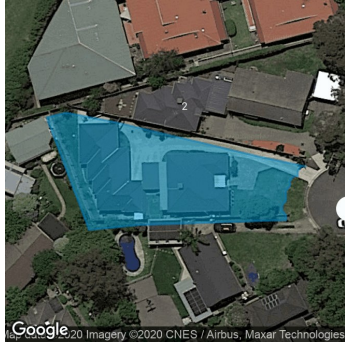
	Address of comparable property	Price	Date of sale
1	188a Cambridge Rd KILSYTH 3137	\$730,499	27/10/2020
2	4a Buttler St KILSYTH 3137	\$707,000	06/11/2020
3	66a Cherylne Cr KILSYTH 3137	\$677,000	25/08/2020

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:

10/12/2020 11:13



Property Type:

Agent Comments

Comparable Properties



188a Cambridge Rd KILSYTH 3137 (REI)

Agent Comments



Price: \$730,499

Method: Private Sale

Date: 27/10/2020

Property Type: House

Land Size: 263 sqm approx



4a Buttler St KILSYTH 3137 (REI)

Agent Comments



Price: \$707,000

Method: Private Sale

Date: 06/11/2020

Property Type: House

Land Size: 273 sqm approx



66a Cherylnne Cr KILSYTH 3137 (REI)

Agent Comments



Price: \$677,000

Method: Private Sale

Date: 25/08/2020

Property Type: House

Land Size: 417 sqm approx