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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$680,000		&		\$720,000			
Median sale p	rice							
Median price	\$687,500	Pro	operty Type	Hou	ISE		Suburb	Kilsyth
Period - From	10/12/2019	to	09/12/2020		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.

Add	dress 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 CheryInne 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



5a Kilborn Court, Kilsyth Vic 3137







Property Type: Agent Comments Miles Howell 9725 0000 0437 618 150 mileshowell@methven.com.au

Indicative Selling Price \$680,000 - \$720,000 Median House Price 10/12/2019 - 09/12/2020: \$687,500

Comparable Properties



188a Cambridge Rd KILSYTH 3137 (REI)



Price: \$730,499 Method: Private Sale Date: 27/10/2020 Property Type: House Land Size: 263 sqm approx



4a Buttler St KILSYTH 3137 (REI)



Price: \$707,000 Method: Private Sale Date: 06/11/2020 Property Type: House Land Size: 273 sqm approx



66a CheryInne Cr KILSYTH 3137 (REI)



Price: \$677,000 Method: Private Sale Date: 25/08/2020 Property Type: House Land Size: 417 sqm approx Agent Comments

Agent Comments

Agent Comments

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

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.