

# 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

19 Kerrilea Court, Kilsyth South Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$849,950

### Median sale price

Median price

\$846,500

Property Type

House

Suburb

Kilsyth South

Period - From

15/06/2019

to

14/06/2020

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	2 Stroud Ct KILSYTH SOUTH 3137	\$890,000	10/05/2020
2	63 Watermoor Av KILSYTH SOUTH 3137	\$875,000	26/05/2020
3	7 Anderson Cl BAYSWATER NORTH 3153	\$830,000	27/04/2020

**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:

15/06/2020 11:02



**Property Type:** House (Res)

**Land Size:** 919 sqm approx

Agent Comments

**Indicative Selling Price**

\$849,950

**Median House Price**

15/06/2019 - 14/06/2020: \$846,500

## Comparable Properties



**2 Stroud Ct KILSYTH SOUTH 3137 (REI)**

Agent Comments



**Price:** \$890,000

**Method:** Private Sale

**Date:** 10/05/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1002 sqm approx

**63 Watermoor Av KILSYTH SOUTH 3137 (REI)**

Agent Comments



**Price:** \$875,000

**Method:** Private Sale

**Date:** 26/05/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 999 sqm approx



**7 Anderson CI BAYSWATER NORTH 3153 (REI)**

Agent Comments



**Price:** \$830,000

**Method:** Private Sale

**Date:** 27/04/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 910 sqm approx