Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	19 Kerrilea Court, Kilsyth South Vic 3137
Including suburb and	
postcode	

Indicative selling price

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

Single price \$849,950

Median sale price

Median price	\$846,500	Pro	perty Type	House		Suburb	Kilsyth South
Period - From	15/06/2019	to	14/06/2020	s	ource	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

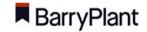
Add	dress of comparable property	Price	Date of sale
1	2 Stroud Ct KILSYTH SOUTH 3137	\$890,000	10/05/2020
2	63 Watermoor Av KILSYTH SOUTH 3137	\$875,000	26/05/2020
3	7 Anderson CI BAYSWATER NORTH 3153	\$830,000	27/04/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

Method: Private Sale Date: 10/05/2020 Rooms: 7

Price: \$890,000

Property Type: House (Res) Land Size: 1002 sqm approx **Agent Comments**

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

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



