

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

133 Lomond Avenue, Kilsyth Vic 3137

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$815,000

Property Type House

Suburb Kilsyth

Period - From 01/07/2022

to

30/09/2022

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.

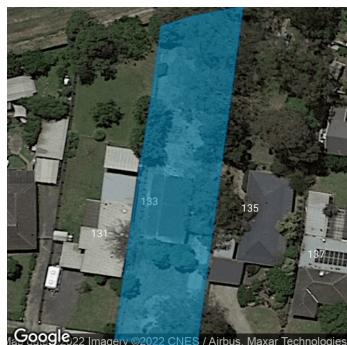
	Address of comparable property	Price	Date of sale
1	12 Senar St KILSYTH 3137	\$1,000,000	19/09/2022
2	1 Dunrossil Dr KILSYTH 3137	\$994,000	26/11/2022
3	1/10 Tennyson Av KILSYTH 3137	\$985,000	06/12/2022

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:

22/12/2022 15:25



Property Type: House (Previously Occupied - Detached)
Land Size: 1383 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
September quarter 2022: \$815,000

Comparable Properties



12 Senar St KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 19/09/2022
Property Type: House
Land Size: 873 sqm approx



1 Dunrossil Dr KILSYTH 3137 (REI)

Agent Comments



Price: \$994,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 359 sqm approx



1/10 Tennyson Av KILSYTH 3137 (REI)

Agent Comments



Price: \$985,000
Method: Private Sale
Date: 06/12/2022
Property Type: House