

Date: 13-7-18

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 3/515-517 Mount Dandenong Road, Kilsyth

Indicative selling price

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

Range between \$660,000

&

\$690,000

Median sale price

Median price \$640,000

House

Unit X

Suburb
or locality Kilsyth

Period - From 01/01/2018

to 31/03/2018

Source REIV

Comparable property sales

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
2/107 Mount View Parade, Croydon	\$670,000	3/5/18
9/662 Mount Dandenong Road, Kilsyth	\$653,315	15/3/18
1 Campbell Street, Mooroolbark	\$675,000	3/5/18

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Property offered for sale

Address
Including suburb and
postcode

4/515-517 Mount Dandenong Road, Kilsyth

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$640,000 House Unit X Suburb or locality Kilsyth

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales

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
9/662 Mount Dandenong Road, Kilsyth	\$653,315	15/3/18
3/14 Anita Street, Kilsyth	\$641,250	12/11/18
2/107 Mount View Parade, Croydon	\$670,000	1/2/18

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Address
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5/515-517 Mount Dandenong Road, Kilsyth

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$538,000 House Unit Suburb or locality Kilsyth

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales

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
34 Margaret Street, Kilsyth	\$618,000	19/5/18
2/123 Cambridge Road, Mooroolbark	\$580,000	20/4/18
6/54 Glen Dhu Road, Kilsyth	\$620,000	620,000

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Property offered for sale

Address
Including suburb and
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6/515-517 Mount Dandenong Road, Kilsyth

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$640,000 House Unit X Suburb or locality Kilsyth

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales

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
9/662 Mount Dandenong Road, Kilsyth	\$653,315	15/3/18
2/107 Mount View Parade, Croydon	\$670,000	1/2/18
3/52 Lomond Avenue, Kilsyth	\$685,000	16/4/18

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Property offered for sale

Address
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7/515-517 Mount Dandenong Road, Kilsutj

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$640,000 House Unit X Suburb or locality Kilsyth

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales

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
3/6 Haig Street, Croydon	\$685,000	11/2/18
3/52 Lomond Avenue, Kilsyth	\$685,000	16/4/18
1/52 Lomond Avenue, Kilsyth	\$710,000	6/4/18

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Property offered for sale

Address
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8/515—517 Mount Dandenong Road, Kilsyth

Indicative selling price

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

Range between \$690,000 & \$720,000

Median sale price

Median price \$640,000 House Unit Suburb or locality Kilsyth

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales

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
1/52 Lomond Avenue, Kilsyth	\$710,000	6/4/18
3/52 Lomond Avenue, Kilsyth	\$685,000	16/4/18
3/6 Haig Street, Croydon	\$685,000	11/2/18