

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	3/14 Liverpool Road, Kilsyth Vic 3137
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$590,000	&	\$640,000
Trailige Detween	φ390,000	α	φ040,000

#### Median sale price

Median price	\$595,000	Hou	se	Unit	Х	Suburb	Kilsyth
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

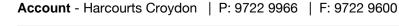
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	27a ballantyne Cr KILSYTH 3137	\$640,000	07/12/2017
2	2c Zina Gr MOOROOLBARK 3138	\$620,000	02/01/2018
3	2d Zina Gr MOOROOLBARK 3138	\$610,000	17/10/2017

#### 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.







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Rooms:

**Property Type:** Townhouse (Res) **Land Size:** 185m2 sqm approx

Agent Comments

1 Garage + 1 Car Space

Indicative Selling Price \$590,000 - \$640,000 Median Unit Price December quarter 2017: \$595,000

## Comparable Properties



27a ballantyne Cr KILSYTH 3137 (REI)

**=** 3







Price: \$640,000 Method: Private Sale Date: 07/12/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 



2c Zina Gr MOOROOLBARK 3138 (REI)

**二** 3







**Agent Comments** 

Price: \$620,000 Method: Private Sale Date: 02/01/2018 Rooms: 4

Rooms: 4

Property Type: House Land Size: 206 sqm approx

2d Zina Gr MOOROOLBARK 3138 (REI/VG)







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**Price:** \$610,000 **Method:** Private Sale **Date:** 17/10/2017

Rooms: -

**Property Type:** Townhouse (Res) **Land Size:** 184 sqm approx

**Agent Comments** 



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