

## 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 3/14 Liverpool Road, Kilsyth Vic 3137

#### Indicative selling price

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

Range between \$590,000 & \$640,000

#### Median sale price

Median price \$595,000 House Unit X 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.

	Address 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.



3   1   2

**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)

[Agent Comments](#)

3   2   1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 07/12/2017  
**Rooms:** -  
**Property Type:** House (Res)



2c Zina Gr MOOROOLBARK 3138 (REI)

[Agent Comments](#)

3   2   1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 02/01/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 206 sqm approx



2d Zina Gr MOOROOLBARK 3138 (REI/VG)

[Agent Comments](#)

3   2   1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 17/10/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 184 sqm approx