

# 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

34 Durham 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 \$735,000

&

\$785,000

### Median sale price

Median price \$641,000

Property Type House

Suburb Kilsyth

Period - From 01/07/2019

to 30/09/2019

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	29 Eothen La KILSYTH 3137	\$750,000	25/09/2019
2	8 Hansen Rd KILSYTH 3137	\$750,000	17/08/2019
3	47 Hawthory Rd KILSYTH 3137	\$735,000	14/12/2019

**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:

15/01/2020 13:09



 3    2    2

**Property Type:** House (Res)  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$735,000 - \$785,000  
**Median House Price**  
September quarter 2019: \$641,000

## Comparable Properties



**29 Eothen La KILSYTH 3137 (REI/VG)**

**Agent Comments**

 4    3    2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 25/09/2019  
**Property Type:** House  
**Land Size:** 1070 sqm approx



**8 Hansen Rd KILSYTH 3137 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 17/08/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 995 sqm approx



**47 Hawthory Rd KILSYTH 3137 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 903 sqm approx