

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

1/11 Ervin Road Kilsyth VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

31 Milford Street Kilsyth VIC 3137	\$574,128	08-May-19
5 Glen Dhu Road Kilsyth VIC 3137	\$575,000	03-Aug-19
138 Liverpool Road Kilsyth VIC 3137	\$610,000	08-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 29 October 2019



31 Milford Street Kilsyth VIC 3137

Sold Price

\$574,128

Sold Date **08-May-19**

 3  1  2

Distance **1.97km**



5 Glen Dhu Road Kilsyth VIC 3137

Sold Price

\$575,000

Sold Date **03-Aug-19**

 3  1  2

Distance **0.54km**



138 Liverpool Road Kilsyth VIC 3137

Sold Price

\$610,000

Sold Date **08-Jun-19**

 3  1  1

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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