

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

1/36 Lomond Avenue, Kilsyth Vic 3137

Indicative selling price

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

Single price \$635,000

Median sale price

Median price \$635,000

Property Type House

Suburb Kilsyth

Period - From 01/10/2018

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	2/8 Montgomery Ct KILSYTH 3137	\$650,000	31/07/2019
2	3/8 Montgomery Ct KILSYTH 3137	\$632,000	22/10/2019
3	1/8 Montgomery Ct KILSYTH 3137	\$610,000	31/07/2019

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:

02/12/2019 14:24



Property Type:

Agent Comments

Comparable Properties



2/8 Montgomery Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 31/07/2019

Rooms: 5

Property Type: Townhouse (Single)



3/8 Montgomery Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$632,000

Method: Private Sale

Date: 22/10/2019

Property Type: Townhouse (Single)



1/8 Montgomery Ct KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 31/07/2019

Rooms: 5

Property Type: Townhouse (Single)