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	cons	sumer.vic.gov.au	/underquoting		
Single pric	e \$635,000					
Median sale p	rice					
Median price	\$635,000	Pro	operty Type Hou	ISE	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.

Ade	dress 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





Kristy Djordevic





Property Type: Agent Comments

8841 4814 0467 884 530 kristydjordevic@jelliscraig.com.au

Indicative Selling Price \$635,000 **Median House Price** Year ending September 2019: \$635,000

Comparable Properties



2/8 Montgomery Ct KILSYTH 3137 (REI)



Price: \$650,000 Method: Private Sale Date: 31/07/2019 Rooms: 5 Property Type: Townhouse (Single)

Agent Comments

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Price: \$632,000 Method: Private Sale Date: 22/10/2019 Property Type: Townhouse (Single)



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



Price: \$610,000 Method: Private Sale Date: 31/07/2019 Rooms: 5 Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.