

# 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

25a Lomond Avenue, 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 \$670,000 & \$700,000

### 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	56a Sherlock Rd CROYDON 3136	\$687,000	31/07/2019
2	4a View St CROYDON 3136	\$650,000	25/09/2019
3			

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: 09/11/2019 12:01

Gary Seaye

03 9722 9966

0412 173 217

gary.seaye@harcourts.com.au

**Indicative Selling Price**

\$670,000 - \$700,000

**Median House Price**

September quarter 2019: \$641,000



 3  2  2

**Property Type:** House

**Land Size:** 353 sqm approx

Agent Comments

## Comparable Properties



**56a Sherlock Rd CROYDON 3136 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$687,000

**Method:** Auction Sale

**Date:** 31/07/2019

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 476 sqm approx



**4a View St CROYDON 3136 (REI)**

Agent Comments

 3  2  2

**Price:** \$650,000

**Method:** Private Sale

**Date:** 25/09/2019

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 324 sqm approx

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.