

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode 1,2,3,4,5,6/50 Liverpool Road, Kilsyth 3137

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1/50 Liverpool Road, Kilsyth 3137	\$*	Or range between	\$640,000		\$690,000
2/50 Liverpool Road, Kilsyth 3137	\$*	Or range between	\$630,000		\$680,000
3/50 Liverpool Road, Kilsyth 3137	\$*	Or range between	\$630,000		\$680,000
4/50 Liverpool Road, Kilsyth 3137	\$*	Or range between	\$630,000		\$680,000
5/50 Liverpool Road, Kilsyth 3137	\$*	Or range between	\$560,000		\$600,000
6/50 Liverpool Road, Kilsyth 3137		Or range between	\$560,000		\$600,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$612,500 Suburb Kilsyth 3137

Period - From 1/7/2019 To 30/9/2019 Source REIV

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. Three bedroom units

	Address of comparable unit	Price	Date of sale
Units 1,2,3,4/50 Liverpool Road, Kilsyth 3137 3 Bedroom, 2 Bathroom, DLUG	1 2/9 Jarvis Avenue, Croydon 3136	\$682,500	31/7/2019
	2 2/8 Montgomery Court, Kilsyth 3137	\$650,000	31/7/2019
	3 3/8 Montgomery Court, Kilsyth 3137	\$632,000	22/10/2019

Unit type or class

E.g. Two bedroom units

	Address of comparable unit	Price	Date of sale
Units 5,6/50 Liverpool Road, Kilsyth 3137	1 Please see below	\$ N/A	N/A
	2	\$	
	3	\$	

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

11/11/2019