

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 \$649,000

Median sale price

Median price \$546,000

Property Type Unit

Suburb Kilsyth

Period - From 01/07/2018

to 30/06/2019

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	1/62 Colchester Rd KILSYTH 3137	\$620,000	19/06/2019
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:

16/09/2019

1/36 Lomond Avenue, Kilsyth Vic 3137

**Jellis
Craig**

Kristy Djordevic

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Indicative Selling Price

\$649,000

Median Unit Price

Year ending June 2019: \$546,000



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/8 Montgomery Ct KILSYTH 3137 (REI)

Agent Comments

 3  2  2

Price: \$650,000

Method: Private Sale

Date: 31/07/2019

Rooms: 5

Property Type: Townhouse (Single)



1/62 Colchester Rd KILSYTH 3137 (VG)

Agent Comments

 3  -  -

Price: \$620,000

Method: Sale

Date: 19/06/2019

Property Type: Flat/Unit/Apartment (Res)



1/8 Montgomery Ct KILSYTH 3137 (REI)

Agent Comments

 3  2  1

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.