

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

18 Hawthory Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$690,000 Property Type House Suburb Kilsyth

Period - From 01/01/2020 to 31/12/2020 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	8/4 Palm Gr KILSYTH 3137	\$550,000	11/12/2020
2	2/21 Luscombe Ct KILSYTH 3137	\$522,000	22/12/2020
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: 19/02/2021 14:00



Property Type: House

Land Size: 101 sqm approx

Agent Comments

Comparable Properties

8/4 Palm Gr KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 11/12/2020

Property Type: Unit



2/21 Luscombe Ct KILSYTH 3137 (REI)

Agent Comments



Price: \$522,000

Method: Private Sale

Date: 22/12/2020

Property Type: Unit

Land Size: 141 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.