

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 26 Glendale Court, Kilsyth Vic 3137

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$699,950 House Unit Suburb Kilsyth

Period - From 01/10/2017 to 30/09/2018 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	19 Regina St KILSYTH 3137	\$665,000	20/12/2018
2	29 Durham Rd KILSYTH 3137	\$650,000	04/12/2018
3	6 Geoffrey Dr KILSYTH 3137	\$620,000	20/12/2018

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.~~

26 Glendale Court, Kilsyth Vic 3137



 4  2  2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$645,000
Median House Price
Year ending September 2018: \$699,950

Comparable Properties



19 Regina St KILSYTH 3137 (REI)

Agent Comments

 4  2  3

Price: \$665,000
Method: Private Sale
Date: 20/12/2018
Rooms: -
Property Type: House
Land Size: 863 sqm approx



29 Durham Rd KILSYTH 3137 (REI)

Agent Comments

 3  2  1

Price: \$650,000
Method: Private Sale
Date: 04/12/2018
Rooms: 4
Property Type: House (Res)
Land Size: 589 sqm approx



6 Geoffrey Dr KILSYTH 3137 (REI)

Agent Comments

 3  2  1

Price: \$620,000
Method: Private Sale
Date: 20/12/2018
Rooms: -
Property Type: House
Land Size: 438 sqm approx