

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

45 Hillview Drive, Kilsyth Vic 3137

Indicative selling price

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

Range between

\$545,000

&

\$595,000

Median sale price

Median price

\$671,000

House

X

Unit

Suburb

Kilsyth

Period - From

01/01/2018

to

31/12/2018

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	33 Hillview Dr KILSYTH 3137	\$595,000	08/02/2019
2	19 Lucas Av KILSYTH 3137	\$594,000	19/01/2019
3	15 Byron Rd KILSYTH 3137	\$541,500	21/01/2019

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.



 3  1  2

Rooms:
Property Type: House
Land Size: 877 sqm approx
 Agent Comments

Indicative Selling Price
 \$545,000 - \$595,000
Median House Price
 Year ending December 2018: \$671,000

Comparable Properties



33 Hillview Dr KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  1

Price: \$595,000
Method: Private Sale
Date: 08/02/2019
Rooms: 4
Property Type: House
Land Size: 878 sqm approx



19 Lucas Av KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  1

Price: \$594,000
Method: Private Sale
Date: 19/01/2019
Rooms: 8
Property Type: House (Res)
Land Size: 863 sqm approx



15 Byron Rd KILSYTH 3137 (REI/VG)

Agent Comments

 3  1  1

Price: \$541,500
Method: Private Sale
Date: 21/01/2019
Rooms: -
Property Type: House
Land Size: 866 sqm approx