

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 2/13 Mountain View Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price \$693,000 Property Type Unit Suburb Kilsyth

Period - From 01/07/2023 to 30/09/2023 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	4 Harold CI KILSYTH 3137	\$630,000	02/08/2023
2	3 Platinum Way KILSYTH 3137	\$600,000	30/10/2023
3	3 Wildflower PI KILSYTH 3137	\$585,000	29/06/2023

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: 10/11/2023 10:16



 2  1  1

Property Type: House (Res)

Land Size: 133 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$630,000

Median Unit Price

September quarter 2023: \$693,000

Comparable Properties



4 Harold CI KILSYTH 3137 (REI/VG)

Agent Comments

 2  1  1

Price: \$630,000

Method: Private Sale

Date: 02/08/2023

Property Type: Townhouse (Single)

Land Size: 128 sqm approx



3 Platinum Way KILSYTH 3137 (REI)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 30/10/2023

Property Type: Townhouse (Single)



3 Wildflower PI KILSYTH 3137 (REI/VG)

Agent Comments

 2  1  1

Price: \$585,000

Method: Private Sale

Date: 29/06/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888