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	43 Ervin Road, Kilsyth Vic 3137

Indicative selling price

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

Range between $690,000 & $730,000

Median sale price

Median price $798,500 Property Type House Suburb Kilsyth

Period - From 01/04/2021 to 30/06/2021 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	45 Ervin Rd KILSYTH 3137	$757,000	07/05/2021
2	3 Yolanda Ct KILSYTH 3137	$745,000	26/05/2021
3	7 Diane Cr MOOROOLBARK 3138	$735,000	09/07/2021

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: 06/09/2021 14:24

43 Ervin Road, Kilsyth Vic 3137

Sarah Savio
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3 1

Property Type: House
Land Size: 517.682 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $730,000
Median House Price
June quarter 2021: $798,500

Comparable Properties



45 Ervin Rd KILSYTH 3137 (REI/VG)

3 1 1

Price: $757,000
Method: Private Sale
Date: 07/05/2021
Property Type: House
Land Size: 509 sqm approx

Agent Comments



3 Yolanda Ct KILSYTH 3137 (REI/VG)

3 2 1

Price: $745,000
Method: Auction Sale
Date: 26/05/2021
Property Type: House (Res)
Land Size: 340 sqm approx

Agent Comments



7 Diane Cr MOOROOLBARK 3138 (REI)

3 1 1

Price: $735,000
Method: Private Sale
Date: 09/07/2021
Property Type: House
Land Size: 496 sqm approx

Agent Comments

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