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<br>Including suburb and postcode | 4/44 Liverpool Road, Kilsyth Vic 3137 |

## Indicative selling price

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

Range between $590,000 & $640,000

## Median sale price

Median price $759,500 Property Type Townhouse Suburb Kilsyth

Period - From 06/07/2021 to 05/07/2022 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 | 1 Skye Cl KILSYTH 3137 | $650,000 | 09/06/2022 |
| 2 | 1 Wisteria Cl KILSYTH 3137 | $640,000 | 21/03/2022 |
| 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: 06/07/2022 09:39

# 4/44 Liverpool Road, Kilsyth Vic 3137




2 1 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$590,000 - $640,000
**Median Townhouse Price**
06/07/2021 - 05/07/2022: $759,500

## Comparable Properties




**1 Skye Cl KILSYTH 3137 (REI)**

2 1 1

**Price:** $650,000
**Method:** Private Sale
**Date:** 09/06/2022
**Property Type:** Unit
**Land Size:** 332 sqm approx

Agent Comments



**1 Wisteria Cl KILSYTH 3137 (REI/VG)**

2 1 1

**Price:** $640,000
**Method:** Private Sale
**Date:** 21/03/2022
**Property Type:** Townhouse (Single)
**Land Size:** 147 sqm approx

Agent Comments

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.

**Account** - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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