

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 38 Ballantyne Crescent, Kilsyth Vic 3137

Indicative selling price

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

Range between \$780,000 & \$835,000

Median sale price

Median price \$691,250 Property Type House Suburb Kilsyth

Period - From 01/01/2021 to 31/03/2021 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	9 Fernbank Ct KILSYTH 3137	\$780,000	25/02/2021
2	12 Mimosa Av KILSYTH 3137	\$795,000	24/12/2020
3	53 Pine Rd MOOROOLBARK 3138	\$796,000	18/12/2020

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: 13/06/2021 18:21



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$835,000
Median House Price
March quarter 2021: \$691,250

Comparable Properties



9 Fernbank Ct KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 25/02/2021
Property Type: House
Land Size: 965 sqm approx



12 Mimosa Av KILSYTH 3137 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 24/12/2020
Property Type: House (Res)
Land Size: 975 sqm approx



53 Pine Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$796,000
Method: Private Sale
Date: 18/12/2020
Property Type: House
Land Size: 1278 sqm approx