

# 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

7 Jodie Place, Kilsyth South Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$790,000

### Median sale price

Median price \$890,000 Property Type House Suburb Kilsyth South

Period - From 01/01/2020 to 31/12/2020 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	16-18 Day Cr BAYSWATER NORTH 3153	\$790,000	21/10/2020
2	10 Howard Ct BAYSWATER NORTH 3153	\$766,000	30/11/2020
3	12 Tiverton Ct BAYSWATER NORTH 3153	\$757,500	13/11/2020

**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:

10/03/2021 16:06



4   2   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$720,000 - \$790,000

**Median House Price**

Year ending December 2020: \$890,000

## Comparable Properties



**16-18 Day Cr BAYSWATER NORTH 3153 (REI)**   Agent Comments

4   2   4

**Price:** \$790,000

**Method:** Private Sale

**Date:** 21/10/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 865 sqm approx



**10 Howard Ct BAYSWATER NORTH 3153 (REI/VG)**   Agent Comments

4   2   5

**Price:** \$766,000

**Method:** Private Sale

**Date:** 30/11/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 895 sqm approx



**12 Tiverton Ct BAYSWATER NORTH 3153 (VG)**   Agent Comments

4   -   -

**Price:** \$757,500

**Method:** Sale

**Date:** 13/11/2020

**Property Type:** House (Res)

**Land Size:** 806 sqm approx