

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 CRADLEY COURT KILSYTH VIC 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,000

Property type

House

Suburb

Kilsyth

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

26 MILFORD STREET KILSYTH VIC 3137	\$825,000	06-Sep-22
10 MCDERMOTT AVENUE MOOROOLBARK VIC 3138	\$870,000	08-Aug-22
62 MOUNT VIEW PARADE CROYDON VIC 3136	\$818,000	09-Aug-22

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 6 months.~~

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Tim Siatos

P 98731888

M 0438425069

E tsiatos@bigginscott.com.au



26 MILFORD STREET KILSYTH VIC 3137

Sold Price

\$825,000

Sold Date

06-Sep-22

4 2 3

Distance

1.36km



**10 MCDERMOTT AVENUE
MOOROOLBARK VIC 3138**

Sold Price

\$870,000

Sold Date

08-Aug-22

4 2 3

Distance

1.86km



**62 MOUNT VIEW PARADE
CROYDON VIC 3136**

Sold Price

\$818,000

Sold Date

09-Aug-22

4 1 2

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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