# 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

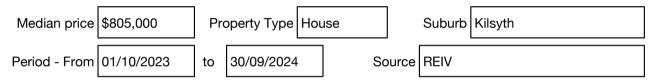
501 Mount Dandenong Road, Kilsyth Vic 3137

### Indicative selling price

For the meaning	of this	price see	consumer.vic.go	v.au/underquoting
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Single price \$770,000

#### Median sale price



# 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.

Ado	dress of comparable property	Price	Date of sale
1	41 Hawthory Rd KILSYTH 3137	\$765,000	18/11/2024
2	50 Landstrom Qdrnt KILSYTH 3137	\$800,000	22/10/2024
3	48 Terrigal Cr KILSYTH 3137	\$795,000	23/07/2024

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:

14/01/2025 09:55

