

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

49 CHERYLNNE CRESCENT 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Kilsyth

Period-from

01 Aug 2022

to

31 Jul 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

38 URANA STREET KILSYTH VIC 3137

\$800,000

05-May-23

56 ERVIN ROAD KILSYTH VIC 3137

\$780,000

22-Mar-23

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.

This Statement of Information was prepared on: 03 August 2023



38 URANA STREET KILSYTH VIC 3137

Sold Price

\$800,000

Sold Date

05-May-23

4

1

1

Distance

0.12km



56 ERVIN ROAD KILSYTH VIC 3137

Sold Price

\$780,000

Sold Date

22-Mar-23

4

1

2

Distance

1.92km

RS = Recent sale
 UN = Undisclosed Sale

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