

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

41 GLADESVILLE DRIVE 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

Property type

House

Suburb

Kilsyth

Period-from

01 Mar 2023

to

29 Feb 2024

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

68 CHERYLNNE CRESCENT KILSYTH VIC 3137	710500	22-Sep-23
12 DURHAM ROAD KILSYTH VIC 3137	750000	12-Dec-23
20 GARDEN STREET KILSYTH VIC 3137	685500	13-Sep-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: 12 March 2024


**68 CHERYLNNE CRESCENT
KILSYTH VIC 3137**
 3  2  1

Sold Price

710500

Sold Date **22-Sep-23**

Distance **0.25km**

**12 DURHAM ROAD KILSYTH VIC
3137**
 2  1  1

Sold Price

750000

Sold Date **12-Dec-23**

Distance **1.09km**

**20 GARDEN STREET KILSYTH VIC
3137**
 3  1  2

Sold Price

685500

Sold Date **13-Sep-23**

Distance **1.14km**
RS = Recent sale

UN = Undisclosed Sale

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