

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

2/87 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,500

Property type

Flats

Suburb

Kilsyth

Period-from

01 Jun 2022

to

31 May 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

2 INNISFREE WALK KILSYTH VIC 3137	\$620,000	19-Dec-22
2/14 GRAHAM AVENUE KILSYTH VIC 3137	\$600,000	13-Jan-23
10 SCARLETT CLOSE KILSYTH VIC 3137	\$619,000	20-Apr-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: 19 June 2023



2 INNISFREE WALK KILSYTH VIC 3137

2 1 -

Sold Price **\$620,000** Sold Date **19-Dec-22**

Distance **0.97km**



2/14 GRAHAM AVENUE KILSYTH VIC 3137

2 1 1

Sold Price ^{RS} **\$600,000** Sold Date **13-Jan-23**

Distance **0.97km**



10 SCARLETT CLOSE KILSYTH VIC 3137

2 1 1

Sold Price ^{RS} **\$619,000** Sold Date **20-Apr-23**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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