

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

72 TIMMS AVENUE 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

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

2A BROWNING STREET KILSYTH VIC 3137	\$697,000	25-May-23
23 BRIDGES AVENUE MOOROOLBARK VIC 3138	\$706,000	18-Apr-23
34 ANDREW STREET MOOROOLBARK VIC 3138	\$720,000	20-Feb-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: 28 June 2023



**2A BROWNING STREET KILSYTH
VIC 3137**

 3  1  1

Sold Price

^{RS} **\$697,000**

Sold Date

25-May-23

Distance

0.67km



**23 BRIDGES AVENUE
MOOROOLBARK VIC 3138**

 3  1  1

Sold Price

\$706,000

Sold Date

18-Apr-23

Distance

1.44km



**34 ANDREW STREET
MOOROOLBARK VIC 3138**

 3  1  1

Sold Price

\$720,000

Sold Date

20-Feb-23

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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