

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

3/6 FLORENCE STREET 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

\$685,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Feb 2023

to

31 Jan 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

1/3 TIMMS AVENUE CROYDON VIC 3136	643500	27-Nov-23
1 INNISFREE WALK KILSYTH VIC 3137	656750	15-Feb-24
2/1 CARLYLE STREET CROYDON VIC 3136	685000	21-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: 28 February 2024



1/3 TIMMS AVENUE CROYDON VIC 3136

Sold Price

643500 Sold Date **27-Nov-23**

 2  1  2

Distance **1.45km**



1 INNISFREE WALK KILSYTH VIC 3137

Sold Price

^{RS} **656750** Sold Date **15-Feb-24**

 2  1  1

Distance **0.96km**



2/1 CARLYLE STREET CROYDON VIC 3136

Sold Price

685000 Sold Date **21-Sep-23**

 2  2  1

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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