

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

1 EOTHEN LANE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,000

Property type

Other

Suburb

Kilsyth

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/20 BIRKENHEAD DRIVE KILSYTH VIC 3137	\$672,500	09-Dec-22
5 LOCKHART COURT KILSYTH VIC 3137	\$650,000	23-Dec-22
18 KEVIN COURT KILSYTH VIC 3137	\$690,000	12-Oct-22

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: 11 January 2023



1/20 BIRKENHEAD DRIVE KILSYTH VIC 3137

Sold Price

^{RS}

\$672,500

Sold Date

09-Dec-22



3



2



2

Distance

0.52km



5 LOCKHART COURT KILSYTH VIC 3137

Sold Price

^{RS}

\$650,000

Sold Date

23-Dec-22



3



1



2

Distance

0.8km



18 KEVIN COURT KILSYTH VIC 3137

Sold Price

\$690,000

Sold Date

12-Oct-22



3



1



2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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