

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

5 STRATHBOGIE COURT 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

\$980,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Kilsyth

Period-from

01 Oct 2023

to

30 Sep 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

54 WALNUT DRIVE KILSYTH VIC 3137	\$990,000	07-Aug-24
12 SENAR STREET KILSYTH VIC 3137	\$1,050,000	02-May-24

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: 26 October 2024

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**54 WALNUT DRIVE KILSYTH VIC
3137**

4 2 2

Sold Price ^{RS} **\$990,000** ^{UN} Sold Date **07-Aug-24**

Distance **0.06km**



**12 SENAR STREET KILSYTH VIC
3137**

4 2 4

Sold Price **\$1,050,000** Sold Date **02-May-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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