

# 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

4b Wannan Court, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000

&

\$950,000

### Median sale price

Median price \$691,250

Property Type House

Suburb Kilsyth

Period - From 01/01/2021

to

31/03/2021

Source REIV

### 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 six 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	34 Walnut Dr KILSYTH 3137	\$935,000	15/06/2021
2	66 Hull Rd CROYDON 3136	\$851,000	06/05/2021
3	10 Edward Ct CROYDON 3136	\$890,000	20/03/2021

**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 six months.~~

This Statement of Information was prepared on:

14/07/2021 12:11

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

March quarter 2021: \$691,250



**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 800 sqm approx

Agent Comments

## Comparable Properties



**34 Walnut Dr KILSYTH 3137 (REI)**

Agent Comments



**Price:** \$935,000

**Method:** Private Sale

**Date:** 15/06/2021

**Property Type:** House

**Land Size:** 1186 sqm approx



**66 Hull Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$851,000

**Method:** Auction Sale

**Date:** 06/05/2021

**Property Type:** House (Res)

**Land Size:** 875 sqm approx



**10 Edward Ct CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$890,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 937 sqm approx