# 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

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	ערטע א א א א א א א א א א א א א א א א א א א	&	\$680,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$825,500	Property type	House	Suburb	Kilsyth					

31 Jan 2024

### Comparable property sales (\*Delete A or B below as applicable)

01 Feb 2023

**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.

to

Address of comparable property	Price	Date of sale
18 LENA GROVE KILSYTH VIC 3137	\$670,000	25-Jan-24
20 GARDEN STREET KILSYTH VIC 3137	\$685,500	13-Sep-23
9 HOLMES ROAD MOOROOLBARK VIC 3138	\$650,000	24-Feb-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.

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Source



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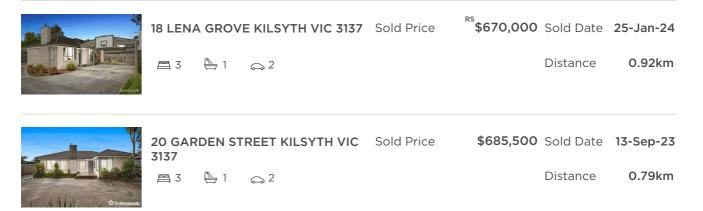


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9 HOLMES ROAD MOOROOLBARK VIC 3138		Sold Price	<sup>RS</sup> \$650,000 <sup>UN</sup>	Sold Date	24-Feb-24	
	رم ال	⇔ 2			Distance	1.93km

#### RS = Recent sale UN = Undisclosed Sale

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