



STATEMENT OF INFORMATION

2 SCARLETT CLOSE, KILSYTH

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

2 SCARLETT CLOSE 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Kilsyth

Period-from

01 Mar 2022

to

28 Feb 2023

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

32 LOMOND AVENUE KILSYTH VIC 3137	\$770,000	20-Dec-22
9 KILSYTH AVENUE KILSYTH VIC 3137	\$790,000	08-Oct-22
36 ERVIN ROAD KILSYTH VIC 3137	\$775,000	23-Sep-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: 09 March 2023

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32 LOMOND AVENUE KILSYTH VIC 3137 Sold Price **\$770,000** Sold Date **20-Dec-22**

3 2 2

Distance **0.6km**



9 KILSYTH AVENUE KILSYTH VIC 3137 Sold Price **\$790,000** Sold Date **08-Oct-22**

3 2 -

Distance **0.6km**



36 ERVIN ROAD KILSYTH VIC 3137 Sold Price **\$775,000** Sold Date **23-Sep-22**

3 2 1

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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