

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 VINTAGE COURT KILSYTH SOUTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Kilsyth South

Period-from

01 Nov 2023

to

31 Oct 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

8 HANDASYDE AVENUE KILSYTH SOUTH VIC 3137	\$1,200,000	03-Oct-24
28 ACADEMY DRIVE THE BASIN VIC 3154	\$1,195,000	24-Aug-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: 19 November 2024



8 HANDASYDE AVENUE KILSYTH
SOUTH VIC 3137

4 2 2

Sold Price^{RS} \$1,200,000 Sold Date 03-Oct-24

Distance 0.21km



28 ACADEMY DRIVE THE BASIN
VIC 3154

4 3 5

Sold Price^{RS} \$1,195,000 Sold Date 24-Aug-24

Distance 1.99km

RS = Recent sale UN = Undisclosed Sale

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