

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 ASHBY WAY 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

\$1,300,000

&

\$1,400,000

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

81 DRYDEN CONCOURSE MOOROOLBARK VIC 3138	\$1,340,000	13-Aug-24
14 FERNLEIGH DRIVE MOOROOLBARK VIC 3138	\$1,380,000	08-Aug-24
16 NURAYLIA AVENUE CROYDON VIC 3136	\$1,400,000	03-Jun-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: 14 October 2024



81 DRYDEN CONCOURSE

MOOROOLBARK VIC 3138

4

2

2

Sold Price

^{RS}\$1,340,000

Sold Date

13-Aug-24

Distance

1.17km



14 FERNLEIGH DRIVE

MOOROOLBARK VIC 3138

4

2

2

Sold Price

^{RS}\$1,380,000

Sold Date

08-Aug-24

Distance

1.48km



16 NURAYLIA AVENUE CROYDON

VIC 3136

4

2

2

Sold Price

\$1,400,000

Sold Date

03-Jun-24

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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