

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

3/36 GLEN DHU ROAD 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Jun 2021

to

31 May 2022

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

1/185 LINCOLN ROAD MOOROOLBARK VIC 3138	\$782,500	16-Feb-22
6/20 DURHAM ROAD KILSYTH VIC 3137	\$815,000	05-Apr-22
2/5 CRINAN STREET KILSYTH VIC 3137	\$730,000	22-Apr-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: 06 June 2022



**1/185 LINCOLN ROAD
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

\$782,500

Sold Date **16-Feb-22**

Distance **0.99km**



**6/20 DURHAM ROAD KILSYTH VIC
3137**

3 2 2

Sold Price

^{RS} **\$815,000**

Sold Date **05-Apr-22**

Distance **0.96km**



**2/5 CRINAN STREET KILSYTH VIC
3137**

3 2 1

Sold Price

^{RS} **\$730,000**

Sold Date **22-Apr-22**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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