

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

2/17 BIRKENHEAD DRIVE 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

\$920,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

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

1A PICCADILLY COURT KILSYTH VIC 3137	\$955,000	30-May-24
34 BEATRICE STREET KILSYTH VIC 3137	\$955,000	30-May-24
14A ROYAL AVENUE MOOROOLBARK VIC 3138	\$935,000	30-May-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: 21 October 2024



1A PICCADILLY COURT KILSYTH VIC 3137

Sold Price

RS\$955,000

Sold Date 30-May-24

3

2

2

Distance 0.18km



34 BEATRICE STREET KILSYTH VIC 3137

Sold Price

\$955,000

Sold Date 30-May-24

3

2

1

Distance 0.18km



14A ROYAL AVENUE MOOROOLBARK VIC 3138

Sold Price

\$935,000

Sold Date 30-May-24

3

2

2

Distance 1.52km



30A CENTRAL AVENUE MOOROOLBARK VIC 3138

Sold Price

\$930,000

Sold Date 21-Jun-24

3

2

2

Distance 1.8km

RS = Recent sale UN = Undisclosed Sale

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