

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 SANDY WYND 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

\$1,000,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

House

Suburb

Kilsyth South

Period-from

01 Feb 2024

to

31 Jan 2025

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

7 MARONG COURT BORONIA VIC 3155	\$1,000,001	28-Oct-24
15 SHERIDAN CLOSE KILSYTH SOUTH VIC 3137	\$1,041,500	30-Nov-24
38 CHANDRA AVENUE KILSYTH SOUTH VIC 3137	\$1,055,000	29-Oct-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: 13 February 2025

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**7 MARONG COURT BORONIA VIC
3155**

4 2 2

Sold Price

\$1,000,001Sold Date **28-Oct-24**Distance **1.04km****15 SHERIDAN CLOSE KILSYTH
SOUTH VIC 3137**

4 2 2

Sold Price

^{RS} **\$1,041,500**Sold Date **30-Nov-24**Distance **0.52km****38 CHANDRA AVENUE KILSYTH
SOUTH VIC 3137**

4 2 2

Sold Price

\$1,055,000Sold Date **29-Oct-24**Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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