

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

13 DUNROSSIL 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$833,250

Property type

House

Suburb

Kilsyth

Period-from

01 Jun 2022

to

31 May 2023

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

30 DRYDEN CONCOURSE MOOROOLBARK VIC 3138	\$640,000	29-Apr-23
2/128 HULL ROAD CROYDON VIC 3136	\$645,000	06-Dec-22
48 ERVIN ROAD KILSYTH VIC 3137	\$657,500	11-Apr-23

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: 05 June 2023



30 DRYDEN CONCOURSE MOOROOLBARK VIC 3138

3 1 1

Sold Price

^{RS}

\$640,000

Sold Date

29-Apr-23

Distance

0.6km



2/128 HULL ROAD CROYDON VIC 3136

3 1 1

Sold Price

\$645,000

Sold Date

06-Dec-22

Distance

1.2km



48 ERVIN ROAD KILSYTH VIC 3137

3 1 2

Sold Price

\$657,500

Sold Date

11-Apr-23

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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