## 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 Kalina Court, Kilsyth Vic 3137

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$880,000		&		\$940,000			
Median sale p	ice							
Median price	\$836,500	Pro	operty Type	Hou	ISE		Suburb	Kilsyth
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	43 Kipling Av MOOROOLBARK 3138	\$925,000	01/01/2024
2	248 Dorset Rd CROYDON 3136	\$906,000	16/12/2023
3	23 Levendale Av MOOROOLBARK 3138	\$903,123	09/12/2023

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 six months.

This Statement of Information was prepared on:

01/02/2024 09:29



5 Kalina Court, Kilsyth Vic 3137

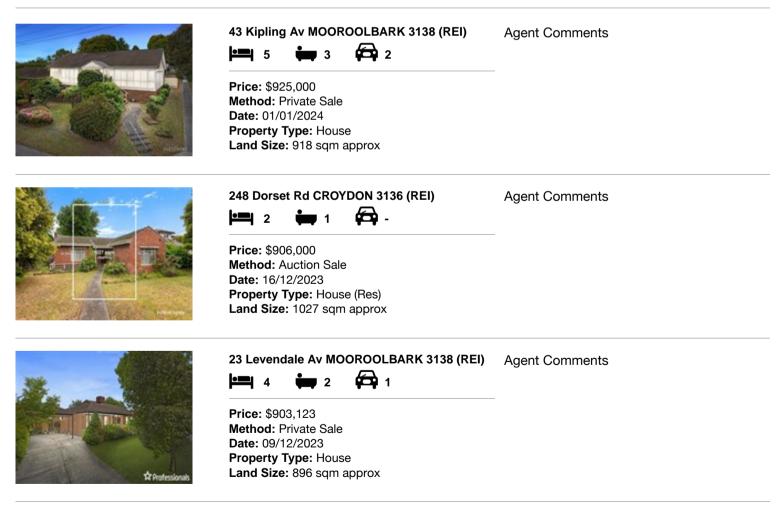






**Property Type:** Agent Comments Indicative Selling Price \$880,000 - \$940,000 Median House Price December quarter 2023: \$836,500

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9735 3300



property data

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