

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

6 EVA COURT 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,500

Property type

House

Suburb

Kilsyth

Period-from

01 Mar 2022

to

28 Feb 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

36 HILLVIEW DRIVE KILSYTH VIC 3137	\$770,000	11-Nov-22
47 BALMORAL STREET KILSYTH VIC 3137	\$720,000	02-Nov-22
88 SELICK DRIVE CROYDON VIC 3136	\$785,000	06-Feb-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: 28 March 2023

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36 HILLVIEW DRIVE KILSYTH VIC 3137

3 1 2

Sold Price

\$770,000

Sold Date

11-Nov-22

Distance

0.45km



47 BALMORAL STREET KILSYTH VIC 3137

3 1 2

Sold Price

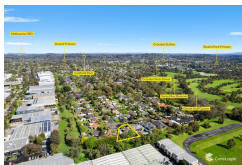
\$720,000

Sold Date

02-Nov-22

Distance

1.44km



88 SELICK DRIVE CROYDON VIC 3136

3 1 2

Sold Price

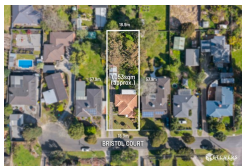
^{RS} **\$785,000**

Sold Date

06-Feb-23

Distance

1.58km



18 BRISTOL COURT KILSYTH VIC 3137

3 1 2

Sold Price

\$786,000

Sold Date

29-Sep-22

Distance

1.59km



17 LOCKHART COURT KILSYTH VIC 3137

3 2 2

Sold Price

^{RS} **\$770,000** ^{UN}

Sold Date

24-Jan-23

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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