

## 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

1 Astor Court Kilsyth VIC 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Kilsyth

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 61 Manchester Road Mooroolbark VIC 3138 | \$1,050,000 | 27-May-21 |
| 3 Rawlinson Street Croydon VIC 3136     | \$1,077,500 | 05-Jun-21 |
| 21 Milford Street Kilsyth VIC 3137      | \$1,080,000 | 26-Jun-21 |

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: 24 September 2021



**61 Manchester Road Mooroolbark VIC 3138**

5 2 1

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **27-May-21**

Distance **1.46km**



**3 Rawlinson Street Croydon VIC 3136**

3 2 2

Sold Price **\$1,077,500** Sold Date **05-Jun-21**

Distance **1.72km**



**21 Milford Street Kilsyth VIC 3137**

5 2 6

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **26-Jun-21**

Distance **1.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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