

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 DEBORAH STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Kilsyth

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

1/14 BRISTOL COURT KILSYTH VIC 3137	\$711,000	14-Jan-25
1/70 DURHAM ROAD KILSYTH VIC 3137	\$730,000	14-Nov-24
1/12 BELINDA CLOSE KILSYTH VIC 3137	\$770,000	07-Sep-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

**1/14 BRISTOL COURT KILSYTH VIC 3137**

Sold Price

RS

\$711,000

Sold Date

14-Jan-25 3  1  1

Distance

0.78km**1/70 DURHAM ROAD KILSYTH VIC 3137**

Sold Price

\$730,000

Sold Date

14-Nov-24 3  1  2

Distance

0.75km**1/12 BELINDA CLOSE KILSYTH VIC 3137**

Sold Price

\$770,000

Sold Date

07-Sep-24 3  1  2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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