

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 KILSYTH AVENUE 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

\$595,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$821,000

Property type

House

Suburb

Kilsyth

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/17 URANA STREET KILSYTH VIC 3137	\$602,000	02-Jul-24
5 INDY CLOSE KILSYTH VIC 3137	\$595,000	25-May-24
2/44 GEOFFREY DRIVE KILSYTH VIC 3137	\$601,000	06-Apr-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: 03 September 2024

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2/17 URANA STREET KILSYTH VIC 3137

Sold Price

RS\$602,000

Sold Date

02-Jul-24

2

1

1

Distance

0.49km



5 INDY CLOSE KILSYTH VIC 3137

Sold Price

RS\$595,000

Sold Date

25-May-24

2

1

2

Distance

1.33km



2/44 GEOFFREY DRIVE KILSYTH VIC 3137

Sold Price

\$601,000

Sold Date

06-Apr-24

2

1

1

Distance

0.58km

RS = Recent sale
 UN = Undisclosed Sale

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