

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

9 Terrigal Crescent 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,525

Property type

House

Suburb

Kilsyth

Period-from

01 Nov 2020

to

31 Oct 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

4 Chamomile Close Kilsyth VIC 3137	\$665,000	16-Oct-21
2/12 Lomond Avenue Kilsyth VIC 3137	\$656,000	23-Jul-21
1/2-4 Station Street Mooroolbark VIC 3138	\$665,000	06-Jul-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.~~

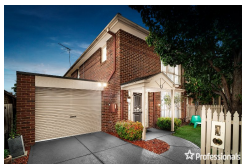
This Statement of Information was prepared on: 04 November 2021



4 Chamomile Close Kilsyth VIC 3137 Sold Price ^{RS} **\$665,000** Sold Date **16-Oct-21**
 3 2 2 Distance **0.34km**



2/12 Lomond Avenue Kilsyth VIC 3137 Sold Price **\$656,000** Sold Date **23-Jul-21**
 3 2 1 Distance **0.47km**



1/2-4 Station Street Mooroolbark VIC 3138 Sold Price **\$665,000** Sold Date **06-Jul-21**
 3 2 1 Distance **1.24km**

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

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