

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 DUNROSSIL DRIVE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Kilsyth

Period-from

01 Jul 2022

to

30 Jun 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

6 MIMOSA AVENUE KILSYTH VIC 3137	\$830,000	14-Dec-22
82 DRYDEN CONCOURSE MOOROOLBARK VIC 3138	\$750,000	18-Jun-22
11 GRAHAM AVENUE KILSYTH VIC 3137	\$860,000	29-Apr-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: 18 July 2023


6 MIMOSA AVENUE KILSYTH VIC 3137

Sold Price

\$830,000

Sold Date

14-Dec-22
 3

 1

 2

Distance

1.3km

82 DRYDEN CONCOURSE MOOROOLBARK VIC 3138

Sold Price

\$750,000

Sold Date

18-Jun-22
 3

 1

 2

Distance

0.66km

11 GRAHAM AVENUE KILSYTH VIC 3137

Sold Price

\$860,000

Sold Date

29-Apr-23
 3

 1

 2

Distance

1.61km
RS = Recent sale

UN = Undisclosed Sale

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