

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

70A Balmoral 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,222

Property type

House

Suburb

Kilsyth

Period-from

01 Jun 2020

to

31 May 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

3 Erica Crescent Kilsyth VIC 3137	\$830,000	17-Dec-20
171 Cambridge Road Mooroolbark VIC 3138	\$740,000	02-Feb-21
2 Eden Way Kilsyth VIC 3137	\$769,900	16-Mar-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.~~

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3 Erica Crescent Kilsyth VIC 3137

Sold Price

\$830,000

Sold Date

17-Dec-20

 3  3  1

Distance

0.06km



171 Cambridge Road Mooroolbark VIC 3138

Sold Price

\$740,000

Sold Date

02-Feb-21

 3  2  2

Distance

0.48km



2 Eden Way Kilsyth VIC 3137

Sold Price

\$769,900

Sold Date

16-Mar-21

 3  2  2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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