

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

2/14 GEOFFREY 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Kilsyth

Period-from

01 Apr 2021

to

31 Mar 2022

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

15 BALMORAL STREET KILSYTH VIC 3137	\$691,000	15-Dec-21
165 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	\$695,000	10-Mar-22
2/27 TERRIGAL CRESCENT KILSYTH VIC 3137	\$676,000	11-Feb-22

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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Rod Burton
P 03 9879 4422
M 0433 132 499
E rod.burton@noeljones.com.au



**15 BALMORAL STREET KILSYTH
VIC 3137**

 3  1  1

Sold Price **\$691,000** Sold Date **15-Dec-21**

Distance **0.37km**



**165 CAMBRIDGE ROAD
MOOROOLBARK VIC 3138**

 3  1  1

Sold Price ^{RS} **\$695,000** Sold Date **10-Mar-22**

Distance **1.33km**



**2/27 TERRIGAL CRESCENT
KILSYTH VIC 3137**

 3  2  1

Sold Price ^{RS} **\$676,000** Sold Date **11-Feb-22**

Distance **1.97km**

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

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