

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

4 BEATRICE 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Kilsyth

Period-from

01 Mar 2021

to

28 Feb 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

1/46 DURHAM ROAD KILSYTH VIC 3137	\$770,000	02-Nov-21
14A LOMOND AVENUE KILSYTH VIC 3137	\$755,000	30-Nov-21
2/13-15 PAUL STREET CROYDON VIC 3136	\$690,000	09-Dec-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: 23 March 2022



1/46 DURHAM ROAD KILSYTH VIC 3137

Sold Price

\$770,000

Sold Date

02-Nov-21

 3

 2

 2

Distance

0.25km



14A LOMOND AVENUE KILSYTH VIC 3137

Sold Price

\$755,000

Sold Date

30-Nov-21

 3

 2

 2

Distance

0.78km



2/13-15 PAUL STREET CROYDON VIC 3136

Sold Price

\$690,000

Sold Date

09-Dec-21

 3

 1

 1

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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