

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

7 Orchard 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Kilsyth

Period-from

01 Jan 2019

to

31 Dec 2019

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

| | | |
|-------------------------------------|-----------|-----------|
| 7 Hansford Close Kilsyth VIC 3137 | \$705,128 | 30-Dec-19 |
| 20 Beatrice Street Kilsyth VIC 3137 | \$708,000 | 22-Oct-19 |
| 36 Urana Street Kilsyth VIC 3137 | \$710,000 | 23-Oct-19 |

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 January 2020


7 Hansford Close Kilsyth VIC 3137

Sold Price

\$705,128

Sold Date

30-Dec-19


3



1



3

Distance

0.92km

20 Beatrice Street Kilsyth VIC 3137

Sold Price

^{RS}
\$708,000

Sold Date

22-Oct-19


3



1



2

Distance

1.35km

36 Urana Street Kilsyth VIC 3137

Sold Price

\$710,000

Sold Date

23-Oct-19


3



1



1

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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