

## 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

8 HANDASYDE AVENUE KILSYTH SOUTH VIC 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

House

Suburb

Kilsyth South

Period-from

01 Sep 2023

to

31 Aug 2024

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

16 LAURA COURT BAYSWATER NORTH VIC 3153	\$1,130,600	27-Apr-24
77 WATERMOOR AVENUE KILSYTH SOUTH VIC 3137	\$1,225,000	01-Jul-24
11 ORMOND PLACE KILSYTH SOUTH VIC 3137	\$1,276,000	08-Jul-24

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: 05 September 2024

Renata Illingworth

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**16 LAURA COURT BAYSWATER  
NORTH VIC 3153**

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Sold Price <sup>RS</sup> **\$1,130,600** Sold Date **27-Apr-24**Distance **1.14km****77 WATERMOOR AVENUE KILSYTH  
SOUTH VIC 3137**

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Sold Price <sup>RS</sup> **\$1,225,000** <sup>UN</sup> Sold Date **01-Jul-24**Distance **0.35km****11 ORMOND PLACE KILSYTH  
SOUTH VIC 3137**

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Sold Price <sup>RS</sup> **\$1,276,000** Sold Date **08-Jul-24**Distance **0.91km****RS** = Recent sale**UN** = Undisclosed Sale

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