

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 Henry Close Killara VIC 3691

### 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

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,700

Property type

House

Suburb

Killara

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

27 Strickland Street Killara VIC 3691	\$460,000	01-Oct-19
37 Klim Street Killara VIC 3691	\$455,000	10-May-19
6 Woodbridge Street Killara VIC 3691	\$451,819	01-Aug-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 March 2020



**27 Strickland Street Killara VIC 3691** Sold Price **\$460,000** Sold Date **01-Oct-19**

 4  2  2

Distance **0.47km**



**37 Klim Street Killara VIC 3691** Sold Price **\$455,000** Sold Date **10-May-19**

 3  2  3

Distance **0.59km**



**6 Woodbridge Street Killara VIC 3691** Sold Price **\$451,819** Sold Date **01-Aug-19**

 3  2  2

Distance **0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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