

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

10 Brooks Terrace Killara VIC 3691

Indicative selling price

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

Single Price

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

House

Suburb

Killara

Period-from

01 Nov 2018

to

31 Oct 2019

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

7 Kerry Avenue Killara VIC 3691	\$510,000	12-Sep-19
24 Charlton Road Killara VIC 3691	\$495,000	22-Mar-18
25 Klim Street Killara VIC 3691	\$474,500	20-Dec-18

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: 07 November 2019



7 Kerry Avenue Killara VIC 3691

Sold Price

\$510,000

Sold Date

12-Sep-19

 3  2  3

Distance

0.37km



24 Charlton Road Killara VIC 3691

Sold Price

\$495,000

Sold Date

22-Mar-18

 3  2  2

Distance

0.38km



25 Klim Street Killara VIC 3691

Sold Price

\$474,500

Sold Date

20-Dec-18

 4  2  2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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