Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	r sale
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Period-from

Address Including suburb and postcode	KILLARA VIC	3691					
Indicative selling price							
For the meaning of this price	e see consumer.vi	c.gov.au/underquot	ing (*Delete single pri	ce or range	as applicable)		
Single Price	\$699,000	or ran betwe	•	&			
Median sale price							
(*Delete house or unit as app	olicable)						
Median Price	\$657,000	Property type	House	Suburb	Killara		

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

01 Sep 2024

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
11 STRICKLAND STREET KILLARA VIC 3691	\$710,000	24-Oct-24
7 DERRICK STREET WODONGA VIC 3690	\$717,000	04-Jun-25
12 ROONEY AVENUE KILLARA VIC 3691	\$730,000	27-May-24

31 Aug 2025

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.

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Source



Cotality

Vanessa Meehan P 0260590611 M 0437179714

E vanessa.meehan@obre.com.au



11 STRICKLAND STREET KILLARA Sold Price VIC 3691

\$ 2

₾ 2

\$710,000 Sold Date 24-Oct-24

Distance 0.51km



7 DERRICK STREET WODONGA VIC 3690

\$ 2

Sold Price

\$717,000 Sold Date 04-Jun-25

Distance 4.13km



12 ROONEY AVENUE KILLARA VIC Sold Price 3691

\$730,000 Sold Date 27-May-24

4

= 4

4

₾ 2

€ 2

⇔ 2

Distance 0.58km

RS = Recent sale

UN = Undisclosed Sale

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