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	3/4 Shield Court 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$607,000	Property type	Unit	Suburb	Kilsyth
Period-from	01 Oct 2020	to	30 Sep 2021	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
3/14 Glen Dhu Road Kilsyth VIC 3137	$690,000	05-Aug-21
1A Wavell Avenue Kilsyth VIC 3137	$647,100	12-Jul-21
2/10 Tennyson Avenue Kilsyth VIC 3137	$642,000	20-May-21

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: 06 October 2021

hockingstuart

Lee Fenech
P 03 9876 9001
M 0410 426 400
E lfenech@hockingstuart.com.au



3/14 Glen Dhu Road Kilsyth VIC 3137

2 1 1

Sold Price RS $690,000 Sold Date 05-Aug-21

Distance 0.37km

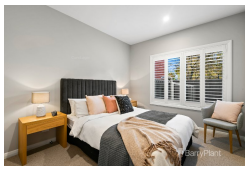


1A Wavell Avenue Kilsyth VIC 3137

2 1 1

Sold Price RS $647,100 Sold Date 12-Jul-21

Distance 0.4km



2/10 Tennyson Avenue Kilsyth VIC 3137

2 1 1

Sold Price $642,000 Sold Date 20-May-21

Distance 0.51km

RS = Recent sale **UN** = Undisclosed Sale

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