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 Natanya Way 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$769,950	Property type	House	Suburb	Kilsyth
Period-from	01 Jan 2021	to	31 Dec 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
1/71 Pascoe Avenue Kilsyth VIC 3137	$871,000	30-Sep-21
34A Gladesville Drive Kilsyth VIC 3137	$850,000	14-Oct-21
21 Belinda Close Kilsyth VIC 3137	$905,000	03-Nov-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: 11 January 2022

hockingstuart

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

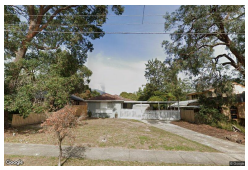


1/71 Pascoe Avenue Kilsyth VIC 3137

3 1 1

Sold Price **$871,000** Sold Date **30-Sep-21**

Distance **1.14km**



34A Gladesville Drive Kilsyth VIC 3137

3 2 2

Sold Price **$850,000** Sold Date **14-Oct-21**

Distance **1.99km**



21 Belinda Close Kilsyth VIC 3137

3 2 2

Sold Price RS **$905,000** Sold Date **03-Nov-21**

Distance **1.23km**

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

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