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	2 BALMORAL STREET 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	$820,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$820,000	Property type	House	Suburb	Kilsyth
Period-from	01 Apr 2021	to	31 Mar 2022	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
4 ORCHARD STREET KILSYTH VIC 3137	$905,000	18-Dec-21
8 EDENHOPE STREET KILSYTH VIC 3137	$865,000	02-Dec-21
82 LIVERPOOL ROAD KILSYTH VIC 3137	$892,000	31-Mar-22

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: 27 April 2022

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4 ORCHARD STREET KILSYTH VIC 3137

4 2 2

Sold Price **$905,000** Sold Date **18-Dec-21**

Distance **1.03km**



8 EDENHOPE STREET KILSYTH VIC 3137

4 2 2

Sold Price **$865,000** Sold Date **02-Dec-21**

Distance **0.17km**



82 LIVERPOOL ROAD KILSYTH VIC 3137

3 2 2

Sold Price RS **$892,000** UN Sold Date **31-Mar-22**

Distance **0.98km**

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

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