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	4/13 PALM GROVE 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$682,000	Property type	Unit	Suburb	Kilsyth
Period-from	01 Aug 2021	to	31 Jul 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
1 WISTERIA CLOSE KILSYTH VIC 3137	$640,000	04-Mar-22
2 WILDFLOWER PLACE KILSYTH VIC 3137	$588,000	11-Jul-22
4/61 MOUNTAIN VIEW ROAD KILSYTH VIC 3137	$610,000	26-Jul-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: 01 August 2022

Sharon Weill
P 98769001
M 413531274
E sweill@hockingstuart.com



1 WISTERIA CLOSE KILSYTH VIC 3137

2 1 1

Sold Price **$640,000** Sold Date **04-Mar-22**

Distance **0.04km**



2 WILDFLOWER PLACE KILSYTH VIC 3137

2 1 1

Sold Price RS **$588,000** UN Sold Date **11-Jul-22**

Distance **0.64km**



4/61 MOUNTAIN VIEW ROAD KILSYTH VIC 3137

2 1 1

Sold Price RS **$610,000** Sold Date **26-Jul-22**

Distance **0.55km**

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

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