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	45A 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$704,000	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
3 MOUNTFIELD ROAD KILSYTH VIC 3137	$796,000	17-May-22
130A LOMOND AVENUE KILSYTH VIC 3137	$759,000	09-Aug-22
1/4 PALM GROVE KILSYTH VIC 3137	$790,000	16-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: 23 August 2022

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3 MOUNTFIELD ROAD KILSYTH VIC 3137

3 1 2

Sold Price **$796,000** Sold Date **17-May-22**

Distance **0.54km**



130A LOMOND AVENUE KILSYTH VIC 3137

3 2 2

Sold Price RS **$759,000** Sold Date **09-Aug-22**

Distance **0.76km**



1/4 PALM GROVE KILSYTH VIC 3137

3 2 2

Sold Price **$790,000** Sold Date **16-Mar-22**

Distance **0.79km**

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

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