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	8 WALNUT DRIVE 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	$870,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,500	Property type	House	Suburb	Kilsyth
Period-from	01 Sep 2021	to	31 Aug 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 ERICA CRESCENT KILSYTH VIC 3137	$885,000	21-May-22
108 LOMOND AVENUE KILSYTH VIC 3137	$897,000	15-Aug-22
13 MOUNTFIELD ROAD KILSYTH VIC 3137	$900,000	12-Aug-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 September 2022

Naiomi Bentley
P 98769001
M 0404036044
E Nbentley@hockingstuart.com.au



4 ERICA CRESCENT KILSYTH VIC 3137

4 2 2

Sold Price **$885,000** Sold Date **21-May-22**

Distance **0.96km**



108 LOMOND AVENUE KILSYTH VIC 3137

4 2 2

Sold Price RS **$897,000** Sold Date **15-Aug-22**

Distance **1.97km**



13 MOUNTFIELD ROAD KILSYTH VIC 3137

4 2 3

Sold Price RS **$900,000** Sold Date **12-Aug-22**

Distance **1.62km**

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

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