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	7 BAUNTON COURT KILSYTH SOUTH 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	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$977,500	Property type	House	Suburb	Kilsyth South
Period-from	01 Aug 2022	to	31 Jul 2023	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
8 STRATHMIGLO COURT BAYSWATER NORTH VIC 3153	$865,000	09-May-23
3 PHIPPS AVENUE BORONIA VIC 3155	$870,000	20-Jun-23
27 WONTHULONG DRIVE BAYSWATER NORTH VIC 3153	$930,000	10-Jun-23

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: 08 August 2023

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8 STRATHMIGLO COURT BAYSWATER NORTH VIC 3153

3 2 2

Sold Price RS **$865,000** Sold Date **09-May-23**

Distance **0.91km**



3 PHIPPS AVENUE BORONIA VIC 3155

3 2 -

Sold Price RS **$870,000** Sold Date **20-Jun-23**

Distance **1.23km**



27 WONTHULONG DRIVE BAYSWATER NORTH VIC 3153

3 2 2

Sold Price RS **$930,000** UN Sold Date **10-Jun-23**

Distance **0.76km**

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

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