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 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	$720,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Kilsyth
Period-from	01 Jul 2020	to	30 Jun 2021	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
31 Foulds Court Montrose VIC 3765	$710,000	03-Mar-21
5 Bell Street Montrose VIC 3765	$741,000	28-Apr-21
8 Kilborn Court Kilsyth VIC 3137	$860,000	28-May-21

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: 31 July 2021

Ben Hollow
P 97230060
M 0425407363
E benjamin.hollow@stockdaleleggo.com.au



31 Foulds Court Montrose VIC 3765 Sold Price **$710,000** Sold Date **03-Mar-21**

3 1 2 Distance **0.44km**



5 Bell Street Montrose VIC 3765 Sold Price **$741,000** Sold Date **28-Apr-21**

3 1 2 Distance **0.65km**



8 Kilborn Court Kilsyth VIC 3137 Sold Price **$860,000** Sold Date **28-May-21**

3 2 2 Distance **1.09km**



171 Cambridge Road Mooroolbark VIC 3138 Sold Price **$740,000** Sold Date **02-Feb-21**

3 2 2 Distance **1.38km**

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

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