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	4/9 Garden 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	$610,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	Other	Suburb	Kilsyth
Period-from	01 Jan 2021	to	31 Dec 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
2/11-13 Tennyson Avenue Kilsyth VIC 3137	$640,000	26-May-21
3 Harold Close Kilsyth VIC 3137	$670,000	21-Jul-21
1/10 Belinda Close Kilsyth VIC 3137	$667,500	24-Jun-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 January 2022

CONSUMER AFFAIRS VICTORIA

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2/11-13 Tennyson Avenue Kilsyth VIC 3137

2 2 2

Sold Price **$640,000** Sold Date **26-May-21**

Distance **1.68km**



3 Harold Close Kilsyth VIC 3137

2 2 1

Sold Price **$670,000** Sold Date **21-Jul-21**

Distance **2.01km**



1/10 Belinda Close Kilsyth VIC 3137

2 1 2

Sold Price **$667,500** Sold Date **24-Jun-21**

Distance **0.58km**

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

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