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	2/467 Mt Dandenong Road 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Kilsyth
Period-from	01 Mar 2021	to	28 Feb 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
2/109 Colchester Road Kilsyth VIC 3137	$652,000	07-Dec-21
1/378-380 Mt Dandenong Road Croydon VIC 3136	$660,000	05-Oct-21
3/62 Colchester Road Kilsyth VIC 3137	$670,000	17-Feb-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.~~

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2/109 Colchester Road Kilsyth VIC 3137

2 1 1

Sold Price **$652,000** Sold Date **07-Dec-21**

Distance **0.36km**



1/378-380 Mt Dandenong Road Croydon VIC 3136

2 1 1

Sold Price **$660,000** Sold Date **05-Oct-21**

Distance **0.88km**



3/62 Colchester Road Kilsyth VIC 3137

2 1 2

Sold Price RS **$670,000** Sold Date **17-Feb-22**

Distance **0.73km**

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

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