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	5 HANSEN 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	$795,000	&	$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$707,250	Property type	Unit	Suburb	Kilsyth
Period-from	01 Jan 2022	to	31 Dec 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
28 EDEN WAY KILSYTH VIC 3137	$870,000	13-Aug-22
26 MILFORD STREET KILSYTH VIC 3137	$825,000	06-Sep-22
3 WARWICK ROAD MONTROSE VIC 3765	$850,000	26-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: 09 January 2023

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28 EDEN WAY KILSYTH VIC 3137

4 2 2

Sold Price **$870,000** Sold Date **13-Aug-22**

Distance **0.57km**

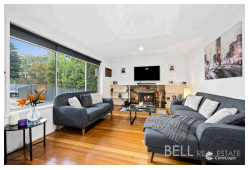


26 MILFORD STREET KILSYTH VIC 3137

4 2 3

Sold Price **$825,000** Sold Date **06-Sep-22**

Distance **0.52km**



3 WARWICK ROAD MONTROSE VIC 3765

4 2 2

Sold Price **$850,000** Sold Date **26-Aug-22**

Distance **2.11km**

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

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