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 YOLANDA COURT 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$831,500	Property type	House	Suburb	Kilsyth
Period-from	01 Jul 2022	to	30 Jun 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
71 TIMMS AVENUE KILSYTH VIC 3137	$755,000	13-Apr-23
11 EDWARD COURT CROYDON VIC 3136	$774,000	07-Feb-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: 26 July 2023

CONSUMER AFFAIRS VICTORIA

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We see more than property
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71 TIMMS AVENUE KILSYTH VIC 3137

3 2 2

Sold Price **$755,000** Sold Date **13-Apr-23**

Distance **1.32km**



11 EDWARD COURT CROYDON VIC 3136

3 2 1

Sold Price **$774,000** Sold Date **07-Feb-23**

Distance **0.88km**

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

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