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	45 Watermoor Avenue Kilsyth South 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	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$913,500	Property type	House	Suburb	Kilsyth South
Period-from	01 Oct 2020	to	30 Sep 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
20 Pope Avenue Boronia VIC 3155	$791,000	19-Jun-21
8 Custer Grove Bayswater North VIC 3153	$783,000	05-May-21
12 Hillside Avenue Boronia VIC 3155	$825,000	18-Aug-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: 15 October 2021

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20 Pope Avenue Boronia VIC 3155 Sold Price **$791,000** Sold Date **19-Jun-21**

3 1 2 Distance **1.14km**



8 Custer Grove Bayswater North VIC 3153 Sold Price **$783,000** Sold Date **05-May-21**

3 1 2 Distance **1.27km**



12 Hillside Avenue Boronia VIC 3155 Sold Price RS **$825,000** Sold Date **18-Aug-21**

3 1 2 Distance **1.79km**

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

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