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 Wannan Court, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $870,000 & $930,000

Median sale price

Median price $798,500 Property Type House Suburb Kilsyth

Period - From 01/04/2021 to 30/06/2021 Source REIV

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 six 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
1	77 Alpine Way KILSYTH 3137	$957,767	23/06/2021
2	8 Kilborn Ct KILSYTH 3137	$860,000	27/05/2021
3	11 Levendale Av MOOROOLBARK 3138	$830,000	24/05/2021

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 six months.~~

This Statement of Information was prepared on: 13/09/2021 13:41

5 Wannan Court, Kilsyth Vic 3137



3 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 877 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $930,000
Median House Price
June quarter 2021: $798,500

Comparable Properties

77 Alpine Way KILSYTH 3137 (VG)

3 - -

Agent Comments

Price: $957,767
Method: Sale
Date: 23/06/2021
Property Type: House (Res)
Land Size: 864 sqm approx

8 Kilborn Ct KILSYTH 3137 (REI/VG)

4 2 2

Agent Comments

Price: $860,000
Method: Sold Before Auction
Date: 27/05/2021
Property Type: House
Land Size: 897 sqm approx



11 Levendale Av MOOROOLBARK 3138 (REI/VG)

3 2 4

Agent Comments

Price: $830,000
Method: Private Sale
Date: 24/05/2021
Property Type: House
Land Size: 876 sqm approx

Account - Hoskins | P: 98747677, 9722 9755

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