

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

1/28 URANA STREET 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 May 2023

to

30 Apr 2024

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

6/662-670 MT DANDENONG ROAD KILSYTH VIC 3137	\$690,000	29-Dec-23
3/6 CHURCH STREET KILSYTH VIC 3137	\$700,000	14-Feb-24
662-670 MT DANDENONG ROAD KILSYTH VIC 3137	\$690,000	04-Jan-24

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: 22 May 2024



6/662-670 MT DANDENONG ROAD Sold Price **\$690,000** Sold Date **29-Dec-23**
KILSYTH VIC 3137

3 1 2

Distance **0.56km**



3/6 CHURCH STREET KILSYTH VIC Sold Price **\$700,000** Sold Date **14-Feb-24**
3137

3 1 1

Distance **0.88km**



662-670 MT DANDENONG ROAD Sold Price ^{RS} **\$690,000** ^{UN} Sold Date **04-Jan-24**
KILSYTH VIC 3137

3 1 2

Distance **0.59km**

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

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