

## 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

11A TERRIGAL CRESCENT KILSYTH VIC 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,500

Property type

House

Suburb

Kilsyth

Period-from

01 Mar 2023

to

29 Feb 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

4 GLEN DHU ROAD KILSYTH VIC 3137	\$800,000	19-Jan-24
1/4 SHIELD COURT KILSYTH VIC 3137	\$780,000	12-Oct-23
1/116 HULL ROAD CROYDON VIC 3136	\$825,000	11-Nov-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: 21 March 2024



**4 GLEN DHU ROAD KILSYTH VIC 3137**

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**19-Jan-24**

 3  2  1

Distance

**0.33km**



**1/4 SHIELD COURT KILSYTH VIC 3137**

Sold Price

<sup>RS</sup> **\$780,000** <sup>UN</sup>

Sold Date

**12-Oct-23**

 3  2  2

Distance

**0.34km**



**1/116 HULL ROAD CROYDON VIC 3136**

Sold Price

**\$825,000**

Sold Date

**11-Nov-23**

 4  2  2

Distance

**0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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