

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

18 KILSYTH AVENUE 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,000

Property type

House

Suburb

Kilsyth

Period-from

01 Apr 2023

to

31 Mar 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

1/12 GEOFFREY DRIVE KILSYTH VIC 3137	\$790,000	23-Feb-24
8 LADE AVENUE KILSYTH VIC 3137	\$790,000	01-Mar-24
11 YOLANDA COURT KILSYTH VIC 3137	\$785,000	17-Dec-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.~~

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1/12 GEOFFREY DRIVE KILSYTH VIC 3137

3 1 1

Sold Price ^{RS} \$790,000 Sold Date 23-Feb-24
 Distance 0.65km



8 LADE AVENUE KILSYTH VIC 3137 Sold Price

3 1 2

Sold Date 01-Mar-24
 Distance 1.09km



11 YOLANDA COURT KILSYTH VIC 3137

3 1 3

Sold Price \$785,000 Sold Date 17-Dec-23
 Distance 1.04km



72 LIVERPOOL ROAD KILSYTH VIC 3137

3 1 1

Sold Price ^{RS} \$746,000 Sold Date 12-Mar-24
 Distance 0.37km

RS = Recent sale UN = Undisclosed Sale

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