

## 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

2/13 PALM GROVE 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

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 VAN CLOSE KILSYTH VIC 3137	\$775,000	29-Feb-24
1/4 SHIELD COURT KILSYTH VIC 3137	\$780,000	12-Oct-23
4 GLEN DHU ROAD KILSYTH VIC 3137	\$800,000	19-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: 05 April 2024



1 VAN CLOSE KILSYTH VIC 3137

Sold Price

\$775,000

Sold Date

29-Feb-24

 3  2  1

Distance

0.68km



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

0.94km



4 GLEN DHU ROAD KILSYTH VIC 3137

Sold Price

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

Sold Date

19-Jan-24

 3  2  1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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