

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

2/34 GEOFFREY DRIVE 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$831,500

Property type

Other

Suburb

Kilsyth

Period-from

01 Jul 2022

to

30 Jun 2023

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

8 AUTUMN WAY KILSYTH VIC 3137	\$800,000	03-Feb-23
2 SCARLETT CLOSE KILSYTH VIC 3137	\$810,000	30-Mar-23
3 CHERRY LANE MONTROSE VIC 3765	\$800,000	12-Jul-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: 25 July 2023



8 AUTUMN WAY KILSYTH VIC 3137 Sold Price **\$800,000** Sold Date **03-Feb-23**

 3  2  2

Distance **1.05km**



2 SCARLETT CLOSE KILSYTH VIC 3137 Sold Price **\$810,000** Sold Date **30-Mar-23**

 3  2  2

Distance **1.05km**



3 CHERRY LANE MONTROSE VIC 3765 Sold Price ^{RS} **\$800,000** Sold Date **12-Jul-23**

 3  2  2

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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