

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

22 EDEN WAY 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

\$980,000

&

\$1,050,000

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

33A SWINBURNE AVENUE MOOROOLBARK VIC 3138	961000	10-Oct-23
10A GLADESVILLE DRIVE KILSYTH VIC 3137	980000	04-Oct-23
3 FINSBURY COURT KILSYTH VIC 3137	1120000	06-Oct-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: 28 March 2024


**33A SWINBURNE AVENUE
MOOROOLBARK VIC 3138**
 4  2  2

Sold Price

961000

 Sold Date **10-Oct-23**

 Distance **1.62km**

**10A GLADESVILLE DRIVE KILSYTH
VIC 3137**
 4  2  2

Sold Price

^{RS}
980000

 Sold Date **04-Oct-23**

 Distance **0.37km**

**3 FINSBURY COURT KILSYTH VIC
3137**
 4  2  2

Sold Price

1120000

 Sold Date **06-Oct-23**

 Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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