

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

3/5 FOREST 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

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

6/416 DORSET ROAD CROYDON VIC 3136	740000	18-Jan-24
3/11 HOLMES ROAD MOOROOLBARK VIC 3138	781000	26-Mar-24
5/1-3 RUSSO PLACE KILSYTH VIC 3137	775000	22-Mar-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: 30 April 2024



**6/416 DORSET ROAD CROYDON
VIC 3136**

3 2 2

Sold Price

^{RS} **740000**

Sold Date

18-Jan-24

Distance

1.98km



**3/11 HOLMES ROAD
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

^{RS} **781000**

Sold Date

26-Mar-24

Distance

1.4km



**5/1-3 RUSSO PLACE KILSYTH VIC
3137**

3 2 2

Sold Price

^{RS} **775000**

Sold Date

22-Mar-24

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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