

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

3/8 MONTGOMERY COURT 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Feb 2023

to

31 Jan 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

4/10 JARVIS AVENUE CROYDON VIC 3136	\$712,000	14-Dec-23
15/9 PENALGA ROAD MOOROOLBARK VIC 3138	\$720,000	14-Nov-23
30A DIANE CRESCENT MOOROOLBARK VIC 3138	\$740,000	28-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.~~

This Statement of Information was prepared on: 14 February 2024



**4/10 JARVIS AVENUE CROYDON
VIC 3136**

3 2 2

Sold Price

^{RS} **\$712,000**

Sold Date **14-Dec-23**

Distance **0.57km**



**15/9 PENALGA ROAD
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

\$720,000

Sold Date **14-Nov-23**

Distance **2.14km**



**30A DIANE CRESCENT
MOOROOLBARK VIC 3138**

3 2 1

Sold Price

^{RS} **\$740,000**

Sold Date **28-Dec-23**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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