

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

4 WILDFLOWER PLACE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Kilsyth

Period-from

01 Jun 2023

to

31 May 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

7/29 MARGARET STREET KILSYTH VIC 3137	\$595,000	09-Feb-24
4 COLCHESTER ROAD KILSYTH VIC 3137	\$583,000	15-May-24
4/19 LUSCOMBE COURT KILSYTH VIC 3137	\$592,000	13-Apr-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.~~

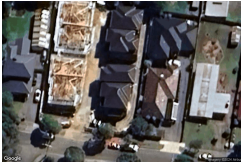
This Statement of Information was prepared on: 20 June 2024

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**7/29 MARGARET STREET KILSYTH
VIC 3137**

Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date **09-Feb-24**

2 2 -

Distance **0.33km**



**4 COLCHESTER ROAD KILSYTH
VIC 3137**

Sold Price

^{RS} **\$583,000** ^{UN}

Sold Date **15-May-24**

2 1 1

Distance **0.54km**



**4/19 LUSCOMBE COURT KILSYTH
VIC 3137**

Sold Price

\$592,000

Sold Date **13-Apr-24**

2 1 1

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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