

# 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

6 Cradley Court, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$780,000

### Median sale price

Median price \$836,500 Property Type House Suburb Kilsyth

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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 six 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
1	61a Geoffrey Dr KILSYTH 3137	\$760,000	08/11/2023
2	13 Swinburne Av MOOROOLBARK 3138	\$750,000	01/03/2024
3	87 Taylor Rd MOOROOLBARK 3138	\$750,000	01/12/2023

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 six months.~~

This Statement of Information was prepared on:

09/04/2024 14:29

6 Cradley Court, Kilsyth Vic 3137



3 2 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$720,000 - \$780,000

**Median House Price**

December quarter 2023: \$836,500

## Comparable Properties



**61a Geoffrey Dr KILSYTH 3137 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 08/11/2023

**Property Type:** House

**Land Size:** 464 sqm approx



**13 Swinburne Av MOOROOLBARK 3138 (REI)**

Agent Comments

3 1 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** House

**Land Size:** 665 sqm approx



**87 Taylor Rd MOOROOLBARK 3138 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$750,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** House

**Land Size:** 474 sqm approx

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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