

## 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 KILORAN AVENUE KILSYTH VIC 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

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

37A PASCOE AVENUE CROYDON VIC 3136	\$910,000	20-Feb-24
29 MOUNT VIEW PARADE MOOROOLBARK VIC 3138	\$885,000	27-Nov-23
697 MT DANDENONG ROAD KILSYTH VIC 3137	\$920,000	02-Sep-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: 27 February 2024



**37A PASCOE AVENUE CROYDON  
VIC 3136**

3 2 2

Sold Price

<sup>RS</sup>

**\$910,000**

Sold Date

**20-Feb-24**

Distance

**0.88km**



**29 MOUNT VIEW PARADE  
MOOROOLBARK VIC 3138**

4 2 2

Sold Price

**\$885,000**

Sold Date

**27-Nov-23**

Distance

**1.09km**



**697 MT DANDENONG ROAD  
KILSYTH VIC 3137**

4 2 1

Sold Price

**\$920,000**

Sold Date

**02-Sep-23**

Distance

**1.73km**

RS = Recent sale

UN = Undisclosed Sale

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