

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

7 SUNSET DRIVE KILSYTH SOUTH 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,072,500

Property type

House

Suburb

Kilsyth South

Period-from

01 May 2023

to

30 Apr 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

5 MEMORY COURT KILSYTH SOUTH VIC 3137	\$1,200,000	13-Apr-24
15 HANDASYDE AVENUE KILSYTH SOUTH VIC 3137	\$1,320,000	14-Feb-24
6 SUNSET DRIVE KILSYTH SOUTH VIC 3137	\$1,374,000	30-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: 15 May 2024

Renata Illingworth

M 9762 6666

E boronia@barryplant.com.au

**5 MEMORY COURT KILSYTH
SOUTH VIC 3137**

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Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **13-Apr-24**Distance **1.91km****15 HANDASYDE AVENUE KILSYTH
SOUTH VIC 3137**

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Sold Price **\$1,320,000** Sold Date **14-Feb-24**Distance **1.52km****6 SUNSET DRIVE KILSYTH SOUTH
VIC 3137**

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Sold Price ^{RS} **\$1,374,000** Sold Date **30-Apr-24**Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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