

## 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 WILDFLOWER PLACE 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

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$831,500

Property type

House

Suburb

Kilsyth

Period-from

01 Aug 2022

to

31 Jul 2023

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 WILDFLOWER PLACE KILSYTH VIC 3137 | \$675,000 | 30-Mar-23 |
| 2/5 ANITA STREET KILSYTH VIC 3137   | \$727,000 | 18-Aug-23 |
| 1 DUGGIE MEWS KILSYTH VIC 3137      | \$690,000 | 05-May-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: 21 August 2023



## 5 WILDFLOWER PLACE KILSYTH VIC 3137

 3  2  2

Sold Price

**\$675,000**

Sold Date

**30-Mar-23**

Distance

**0.01km**



## 2/5 ANITA STREET KILSYTH VIC 3137

 3  2  2

Sold Price

<sup>RS</sup> **\$727,000**

Sold Date

**18-Aug-23**

Distance

**0.3km**



## 1 DUGGIE MEWS KILSYTH VIC 3137

 3  2  2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**05-May-23**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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