

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

8 YOLANDA COURT 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,500

Property type

House

Suburb

Kilsyth

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

2/13 ROWAN STREET CROYDON VIC 3136	\$850,000	03-May-24
18A CHERYLNNE CRESCENT KILSYTH VIC 3137	\$780,000	24-Apr-24
11 TANIKA CIRCUIT CROYDON VIC 3136	\$780,000	13-May-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: 27 May 2024



2/13 ROWAN STREET CROYDON VIC 3136

3 2 2

Sold Price

^{RS} \$850,000

Sold Date 03-May-24

Distance 1.87km



18A CHERYLNE CRESCENT KILSYTH VIC 3137

3 2 2

Sold Price

^{RS} \$780,000

Sold Date 24-Apr-24

Distance 1.18km



11 TANIKA CIRCUIT CROYDON VIC 3136

3 2 2

Sold Price

Sold Date 13-May-24

Distance 1.46km

RS = Recent sale

UN = Undisclosed Sale

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