

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

9 Wannan Court, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,130,000 & \$1,160,000

Median sale price

Median price \$840,000 Property Type House Suburb Kilsyth

Period - From 01/04/2023 to 30/06/2023 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	624 Mt Dandenong Rd KILSYTH 3137	\$1,175,000	16/04/2023
2	27 Swinburne Av MOOROOLBARK 3138	\$1,150,000	12/08/2023
3	391 Mt Dandenong Rd CROYDON 3136	\$1,150,000	14/04/2023

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:

20/09/2023 10:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,130,000 - \$1,160,000
Median House Price
June quarter 2023: \$840,000

Comparable Properties

624 Mt Dandenong Rd KILSYTH 3137 (REI) Agent Comments



Price: \$1,175,000
Method: Private Sale
Date: 16/04/2023
Property Type: House (Res)



27 Swinburne Av MOOROOLBARK 3138 (REI) Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 12/08/2023
Property Type: House
Land Size: 967 sqm approx



391 Mt Dandenong Rd CROYDON 3136 (REI/VG) Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 14/04/2023
Property Type: House (Res)
Land Size: 613 sqm approx

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