# 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	cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	n \$1,130,000		&		\$1,160,000				
Median sale p	rice								
Median price	\$840,000	Pro	operty Type	Hou	ise		Suburb	Kilsyth	
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress 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



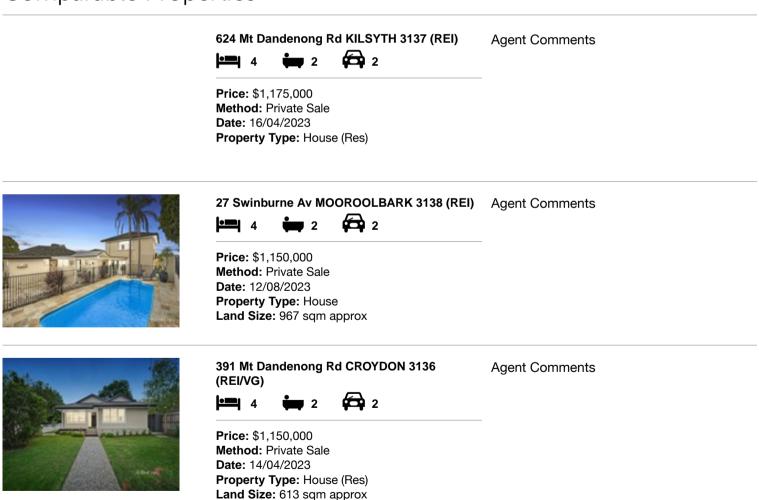






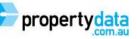
**Property Type:** Agent Comments Indicative Selling Price \$1,130,000 - \$1,160,000 Median House Price June quarter 2023: \$840,000

# **Comparable Properties**



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