

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

2/42 COLCHESTER ROAD 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/14 BARCLAY AVENUE CROYDON VIC 3136	\$710,000	31-Oct-24
141 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	\$702,000	14-Nov-24
1/10 BELINDA CLOSE KILSYTH VIC 3137	\$722,000	22-Oct-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: 12 February 2025



**1/14 BARCLAY AVENUE CROYDON
VIC 3136**

3 1 1

Sold Price

\$710,000

Sold Date

31-Oct-24

Distance

1.48km



**141 CAMBRIDGE ROAD
MOOROOLBARK VIC 3138**

3 1 2

Sold Price

\$702,000

Sold Date

14-Nov-24

Distance

1.99km



**1/10 BELINDA CLOSE KILSYTH VIC
3137**

3 1 2

Sold Price

\$722,000

Sold Date

22-Oct-24

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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