

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

2A Wavell Avenue 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,000

Property type

Unit

Suburb

Kilsyth

Period-from

01 Mar 2019

to

29 Feb 2020

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

22 Tennyson Avenue Kilsyth VIC 3137	\$636,000	12-Oct-19
24 Grierson Drive Kilsyth VIC 3137	\$650,000	12-Feb-20
14 Lena Grove Kilsyth VIC 3137	\$633,000	11-Feb-20

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.~~

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Ryan Bell
P 03 8761 0688
M 0417 052 297
E ryan@bellrealestate.com.au



22 Tennyson Avenue Kilsyth VIC 3137

3

1

2

Sold Price

RS

\$636,000

Sold Date

12-Oct-19

Distance

0.28km



24 Grierson Drive Kilsyth VIC 3137

3

1

2

Sold Price

RS

\$650,000

Sold Date

12-Feb-20

Distance

0.86km



14 Lena Grove Kilsyth VIC 3137

3

1

1

Sold Price

RS

\$633,000

Sold Date

11-Feb-20

Distance

0.87km

RS = Recent sale UN = Undisclosed Sale

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