# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$589,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$655,000	Prope	erty type		House	Suburb	Killara
Period-from	01 Apr 2023	to	31 Mar 2	2024	Source		Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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
7 KLIM STREET KILLARA VIC 3691	\$600,000	20-Oct-23
8 ROONEY AVENUE KILLARA VIC 3691	\$585,000	12-Apr-24
38 SARGEANT STREET KILLARA VIC 3691	\$620,000	01-Feb-24

OR

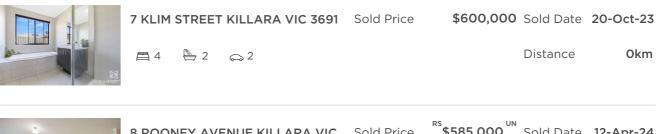
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 15 April 2024



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8 ROONEY AVENUE KILLARA VIC
Sold Price
Sold Date
12-Apr-24

3691
Image: Second s



38 SARGEANT STREET KILLARA VIC 3691	Sold Price	\$620,000 Sold Date	01-Feb-24
🚍 4 🖺 2 😞 -		Distance	3.87km

#### RS = Recent sale UN = Undisclosed Sale

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