

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

7 KLIM STREET KILLARA VIC 3691

Indicative selling price

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

Single Price

\$609,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Killara

Period-from

01 Sep 2022

to

31 Aug 2023

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

2 MELBA PLACE WODONGA VIC 3690	\$615,000	30-Jun-23
10 WOODBRIDGE STREET KILLARA VIC 3691	\$650,000	03-Apr-23
9 THORPE AVENUE KILLARA VIC 3691	\$679,000	08-Mar-23

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.~~

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Lexley Sewell
P 02 6024 9222
M 0427 249 222
E lexley@wodongafn.com.au



2 MELBA PLACE WODONGA VIC 3690

Sold Price

\$615,000

Sold Date

30-Jun-23

4 2 2

Distance

3.99km



10 WOODBRIDGE STREET KILLARA VIC 3691

Sold Price

\$650,000

Sold Date

03-Apr-23

4 2 2

Distance

0.84km



9 THORPE AVENUE KILLARA VIC 3691

Sold Price

\$679,000

Sold Date

08-Mar-23

4 2 2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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