

## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Killara VIC 3691

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \_\_\_\_\_ or range between \$620,000 & \$640,000

#### Median sale price

Median price \$637,500 Property Type HOUSE Suburb or Locality Wodonga  
Period - From July 2023 to July 2024 Source [www.realestate.com.au](http://www.realestate.com.au)

#### 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
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1 81 CUTHBERT STREET KILLARA	\$650,000	23/04/2023
2 17 KERRY AVENUE KILLARA	\$635,000	21/03/2024
3 3 SCHIPPER STREET KILLARA	\$630,000	22/07/2024

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: 26/07/2024