

## 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

20a Mountain View Road, Kilsyth Vic 3137

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$490,000

&

\$530,000

#### Median sale price

Median price

\$546,000

House

Unit

X

Suburb

Kilsyth

Period - From

01/07/2018

to

30/06/2019

Source

REIV

#### 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 six 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	3/111 Colchester Rd KILSYTH 3137	\$516,000	18/03/2019
2	3/8 Bridges Av MOOROOLBARK 3138	\$510,000	29/04/2019
3	3/24 Mountain View Rd KILSYTH 3137	\$491,250	12/03/2019

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 six months.