

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode 11 Paramount Avenue, Kilsyth

### Indicative selling price

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

Single price \$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$699,950

\*House X

\*Unit

Suburb Kilsyth

Period - From 1/1/2017

to 31/3/2017

Source REIV

### Comparable property sales

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
12 Balmoral Street, Kilsyth	\$716,000	25/4/2017
16 Tennyson Avenue, Kilsyth	\$705,000	12/4/2017
15 Birkenhead Drive, Kilsyth	\$695,000	16/2/2017