

# 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

8 Cherylnne Crescent, 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 \$600,000 & \$630,000

### Median sale price

Median price \$640,000 Property Type House Suburb Kilsyth

Period - From 01/01/2019 to 31/12/2019 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	9 Kevin Ct KILSYTH 3137	\$630,000	26/10/2019
2	72 Cherylnne Cr KILSYTH 3137	\$620,000	18/12/2019
3	408 Mt Dandenong Rd CROYDON 3136	\$605,000	28/10/2019

**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.~~

This Statement of Information was prepared on:

03/03/2020 14:54



**Property Type:** House  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$630,000  
**Median House Price**  
Year ending December 2019: \$640,000

## Comparable Properties



**9 Kevin Ct KILSYTH 3137 (REI/VG)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 872 sqm approx



**72 Cherylnne Cr KILSYTH 3137 (REI)**

**Agent Comments**



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 18/12/2019  
**Rooms:** 4  
**Property Type:** House



**408 Mt Dandenong Rd CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 28/10/2019  
**Property Type:** House  
**Land Size:** 569 sqm approx