



L.P RINNOVASI & L RINNOVASI ABN: 90 643 442 705 Agent No: 073212L T/A @realty  
Level 31/120 Collins Street Melbourne VIC 3000  
Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 073212L

Member of REIV

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## STATEMENT OF INFORMATION

### Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Unit offered for sale

Address 42 MARGARFET STREET KILSYTH VIC 3137  
Including suburb 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)

| Unit type or class<br>e.g. One bedroom units | Single price | Lower price          | Higher price |
|----------------------------------------------|--------------|----------------------|--------------|
| UNIT No. 1                                   | \$ 699,950   | Or range between \$* | & \$         |
| UNIT No. 2                                   | \$ 549,950   | Or range between \$* | & \$         |
| UNIT No. 3                                   | \$ 549,950   | Or range between \$* | & \$         |
| UNIT No. 4                                   | \$ 674,950   | Or range between \$* | & \$         |
|                                              | \$*          | Or range between \$* | & \$         |

Additional entries may be included or attached as required.

#### Suburb unit median sale price

Median price \$605k to \$675K 3BR-Unit/House Suburb KILSYTH VIC 3137

Period - From Nov 2020 To Nov 2020 Source REALESTATE.COM.AU

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

| Unit type or class<br>E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|----------------------------------------------|----------------------------|-------|--------------|
|                                              | 1                          | \$    |              |
|                                              | 2                          | \$    |              |
|                                              | 3                          | \$    |              |

| Unit type or class<br>E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|----------------------------------------------|----------------------------|-------|--------------|
|                                              | 1                          | \$    |              |
|                                              | 2                          | \$    |              |
|                                              | 3                          | \$    |              |

| Unit type or class<br>E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|----------------------------------------------|----------------------------|-------|--------------|
|                                              | 1                          | \$    |              |
|                                              | 2                          | \$    |              |
|                                              | 3                          | \$    |              |

| Unit type or class<br>E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|----------------------------------------------|----------------------------|-------|--------------|
|                                              | 1                          | \$    |              |
|                                              | 2                          | \$    |              |
|                                              | 3                          | \$    |              |

| Unit type or class<br>E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|----------------------------------------------|----------------------------|-------|--------------|
|                                              | 1                          | \$    |              |
|                                              | 2                          | \$    |              |
|                                              | 3                          | \$    |              |

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

Dec 2020