

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF of	of the Estate Agents Act 1980
Property offered for	sale		
Address Including suburb and postcode	3/111 Colchester Road, Kils	yth Vic 3137	
Indicative selling pri	ce		
For the meaning of this p	orice see consumer.vic.gov.a	u/underquoting	
Single price \$515,	000		
Median sale price			
Median price \$570,00	00 House	Unit X	Suburb Kilsyth
Period - From 01/10/2	to 31/12/2018	Source	V

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

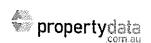
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/8 Kilsyth Av KILSYTH 3137	\$515,000	02/10/2018
2	4/5 Church St KILSYTH 3137	\$505,000	05/02/2019
3	4/89 Liverpool Rd KILSYTH 3137	\$505,000	25/09/2018

OR

₽*. The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.





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