

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

range between	<input type="text" value="\$640,000"/>	&	<input type="text" value="\$700,000"/>
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Median sale price

(*Delete house or unit as applicable)

Median price	<input type="text" value="\$620,000"/>	*House	<input type="text" value="Y"/>	Suburb or locality	<input type="text" value="Kilsyth"/>
Period - From	<input type="text" value="February"/>	to	<input type="text" value="May"/>	Source	<input type="text" value="www.rpdata.com.au"/>

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1: 35 Terrigal Crescent, Kilsyth VIC 3137	\$680,000	27 / 03 / 17
2: 15 Birkenhead Drive, Kilsyth VIC 3137	\$695,000	16 / 02 / 17
3: 27 Churchill Way, Kilsyth VIC 3137	\$675,000	20 / 02 / 17