

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House Suburb or locality
Period - From to Source

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 |