

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 3 Platinum Way, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$485,000 & \$533,500

Median sale price

Median price \$520,000 House ☐ Unit ☒ Suburb Kilsyth
Period - From 01/07/2016 to 30/06/2017 Source REIV

Comparable property sales

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
10 Autumn Way, Kilsyth Vic 3137	\$500,000	14/06/2017
2/3 Wickham Road, Croydon Vic 3136	\$530,000	22/02/2017
2/1 Ervin Road, Kilsyth Vic 3137	\$521,450	21/02/2017

Property data source: REIV propertydata.com.au. Generated on 04/08/2017