

Date: November 21st, 2018

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

6a Geoffrey Drive, Kilsyth

Indicative selling price

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

Single price \$679,950

or range between \$

&

\$

Median sale price

Median price \$669,000

*House

X

*Unit

Suburb Kilsyth

Period - From 01/07/2018

to 30/09/2018

Source REIV

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

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
1) 1b Dallas Crt, Kilsyth	\$730,000	02/09/2018
2) 27a Cherylne Crt, Kilsyth	\$682,155	28/06/2018
3) 2/17 Arlue Cr, Montrose	\$666,152	02/07/2018

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