

Date:**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

141 Cherylnne Crescent, Kilsyth 3137

Indicative selling price

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

Single price

\$569,950

Median sale price

Median price

\$539,000

Unit

X

Suburb

Kilsyth

Period - From

1/7/17

to

30/9/17

Source

REIV

Comparable property sales

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
20 Balmoral Street, Kilsyth	\$600,000	5/6/17
13 Dunrossil Drive, Kilsyth	\$582,500	12/10/17
2/4 Pleasant Street, Kilsyth	\$550,000	15/5/17