

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 272 Cambridge Road, Kilsyth Vic 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$770,000

### Median sale price

Median price \$691,000 Property type House Suburb Kilsyth

Period - From 01/01/2021 to 31/03/2021 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
171 Cambridge Road, Mooroolbark Vic 3138	\$740,000	02/02/2021
13 Ravenswood Court, Montrose Vic 3765	\$760,000	17/11/2021
13 Lockhart Court, Kilsyth Vic 3137	\$781,000	27/01/2021

This Statement of Information was prepared on: 19-04-2021