

## 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

13 Geoffrey Drive, Kilsyth 3137

## Indicative selling price

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

Single price

\$729,500

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$699,950

\*House

x

\*Unit

Suburb

Kilsyth

Period - From

29/12/2016

29/06/2017

Source

PDOL

## 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
6 Graham Avenue, Kilsyth	\$720,000	27/03/17
12 Balmoral Street, Kilsyth	\$716,000	25/04/17
119 CherylInne Crescent, Kilsyth	\$720,000	16/01/17