

## 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

4/5 Church Street, 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 \$470,000

&

\$510,000

#### Median sale price

Median price \$595,750

House

Unit

X

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 | 4/89 Liverpool Rd KILSYTH 3137      | \$505,000 | 25/09/2018   |
| 2 | 2/197 Cambridge Rd MOOROOLBARK 3138 | \$480,000 | 03/08/2018   |
| 3 | 2/19 Luscombe Ct KILSYTH 3137       | \$527,000 | 04/07/2018   |

OR

**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.