

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 13a Morrison Crescent, Kilsyth

Indicative selling price

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

Single price \$* or range between \$340,000 & \$370,000

Median sale price

Median price \$386,000 *House *Land X Suburb Kilsyth

Period - From 01/10/2017 to 30/09/2018 Source RP Data

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
20a Wimbledon Court, Mooroolbark	\$405,000	15/11/2018
3a Malcolm Court, Mooroolbark	\$357,000	08/10/2018
13a Belinda Close, Kilsyth	\$352,000	31/10/2018

OR

~~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 eighteen months.~~