

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	21 Cherylnne Crescent, Kilsyth Vic 3137
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Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price	\$650,000	House	X	Unit		Suburb	Kilsyth
Period - From	01/10/2018	to	31/12/2018	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 29 Durham Rd KILSYTH 3137	\$650,000	04/12/2018
2 22 Zina Gr MOOROOLBARK 3138	\$640,000	11/01/2019
3 90 Geoffrey Dr KILSYTH 3137	\$630,000	28/02/2019

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.~~