

Date: 13/03/2019

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

3 Hansen Road, Kilsyth 3137

Indicative selling price

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

Range between

\$630,000 - \$650,000

Median sale price

Median price \$650,000 House ☒ Unit ☐ Suburb or locality Kilsyth

Period - From 01/10/2018 to 31/12/2018 Source REIV

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
28 Morrison Crescent, Kilsyth 3137	\$652,000	18/10/2018
70 Dryden Concourse, Mooroolbark 3138	\$637,000	31/01/2019
7 Masfield Avenue, Mooroolbark 3138	\$651,000	16/01/2019