

## 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	1/5 Crinan Street, Kilsyth Vic 3137
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#### Indicative selling price

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

Range between	\$550,000	&	\$600,000
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#### Median sale price

Median price	\$619,000	House	X	Unit		Suburb	Kilsyth
Period - From	01/01/2019	to	31/03/2019	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 3 Campbell St MOOROOLBARK 3138	\$571,611	19/03/2019
2 2/64 Cardigan Rd MOOROOLBARK 3138	\$563,000	13/06/2019
3 1/159 Lincoln Rd CROYDON 3136	\$562,000	15/05/2019

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.~~