

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 1 Dyffryn Court, Kilsyth, Vic, 3137

Indicative selling price

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

Price Range \$690,000 - \$759,000

Median sale price

Median price \$713,000

*House

☒

*Unit

☐

Suburb Kilsyth

Period - From 01 APR 2018

to 30 JUN 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
18 KILSYTH AVENUE, KILSYTH, VIC, 3137	\$735,000	27 APR 2018
5 DENNIS COURT, MOOROOLBARK, VIC, 3138	\$741,000	16 MAR 2018
19 BELINDA CLOSE, KILSYTH, VIC, 3137	\$765,000	20 APR 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 six months.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~