

## 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

1/121 Liverpool Road, Kilsyth Vic 3137

#### Indicative selling price

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

Range between \$520,000

&

\$572,000

#### Median sale price

Median price \$621,000

House

X

Suburb

Kilsyth

Period - From 01/04/2016

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| 5 Alastair Ct KILSYTH 3137     | \$550,000 | 21/02/2017   |
| 76 Liverpool Rd KILSYTH 3137   | \$535,000 | 23/12/2016   |
| 11 Glen Dhu Rd KILSYTH 3137    | \$535,000 | 31/03/2017   |