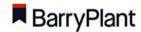
## Statement of Information

## 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		52 Camb	ridge Road, Kilsyth	Vic 3137				
Indicative se	lling prid	ce						
For the meanin	g of this p	orice see c	consumer.vic.gov.a	u/underquo	ting			
Range between \$570,000			&	\$610,000				
Median sale price								
Median price	\$677,00	00	Property Type Ho	use		Suburb	Kilsyth	
Period - From	01/10/2	:019 t	to 30/09/2020	So	ource	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						Pr	ice	Date of sale
1								
2								
3								
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.							
		This Stat	tement of Information	on was prep	ared o	on:	25/11/2	2020 16:48









Property Type: House (Previously Occupied - Detached)
Land Size: 865 sqm approx

Agent Comments

Indicative Selling Price \$570,000 - \$610,000 Median House Price Year ending September 2020: \$677,000

## Comparable Properties

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.

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



