

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 13 Morrison Crescent, Kilsyth

Indicative selling price

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

Single price \$* or range between \$570,000 & \$620,000

Median sale price

Median price \$650,000 *House ☒ *Unit ☐ Suburb 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
29A Ballantyne Crescent, Kilsyth	\$601,000	8/01/2019
6 Geoffrey Drive, Kilsyth	\$620,000	20/12/2018
12 Durham Road, Kilsyth	\$560,000	16/12/2018

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.~~