

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 218 Cambridge Road, Kilsyth Vic 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$799,950

Median sale price

Median price \$719,000

Property type House

Suburb Kilsyth

Period - From 01/01/2020

to

31/03/2020

Source REIV

Comparable property sales

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
169 Cambridge Road, Mooroolbark Vic 3138	\$830,000	04/03/2020
47 Cambridge Road, Mooroolbark Vic 3138	\$800,000	29/02/2020
141 Cardigan Road, Mooroolbark Vic 3138	\$785,500	20/03/2020

This Statement of Information was prepared on: 11-06-2020