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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode	14 Pioneer Way, Kilsyth South 3137
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### Indicative selling price

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

Range between	\$650,000	&	\$690,000
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### Median sale price

Median price	\$845,000	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb	Kilsyth South
Period - From	01/06/2017	to	31/05/2018	RP	RP Data		

### 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
20 Keswick Crescent, Bayswater North, 3153	\$665,000	07/04/2018
20 Blandford Crescent, Bayswater North, 3153	\$650,000	15/01/2018
52 Blandford Crescent, Bayswater North, 3153	\$650,000	06/03/2018

Property data source: [rpdata.com.au](http://rpdata.com.au). Generated on 26<sup>th</sup> of June, 2018.