

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  
 Including suburb and postcode

13 Dunrossil Drive, Kilsyth 3137

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  \*Unit  Suburb

Period - From  to  Source

**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
1/121 Liverpool Road, Kilsyth 3137	\$575,000	3/7/17
7/4 Shelley Court, Kilsyth	\$540,000	15/5/17
5/11-13 Tennyson Avenue, Kilsyth	\$538,000	4/7/17