

## 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

5/11-13 Tennyson Avenue, Kilsyth Vic 3137

#### Indicative selling price

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

Range between

\$490,000

&

\$539,000

#### Median sale price

Median price

\$502,500

Unit

X

Suburb

Kilsyth

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
30 Geoffrey Dr KILSYTH 3137	\$520,000	26/04/2017
16/662-668 Mount Dandenong Rd KILSYTH 3137	\$520,000	22/02/2017
2/7 Leigh Rd CROYDON 3136	\$490,000	08/02/2017