

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

4/17-19 Ervin Road, Kilsyth Vic 3137

Indicative selling price

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

Range between \$475,000

&

\$522,500

Median sale price

Median price \$633,709

House

Unit

X

Suburb Kilsyth

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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
1	3/11 Ervin Rd KILSYTH 3137	\$536,000	21/07/2017
2	1/84 Sherlock Rd CROYDON 3136	\$510,000	17/08/2017
3	2/22 Jackson St CROYDON 3136	\$486,200	15/08/2017

OR

B* ~~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.~~