

## 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 12 Collier Road, Kilsyth South 3137

### Indicative selling price

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

Range between \$630,000 & \$680,000

### Median sale price

Median price \$742,000

\*House X

Suburb Kilsyth South

Period - From 01/08/2018 to 31/07/2019

Source CoreLogic

### 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
340 Colchester Road, Bayswater North 3153	\$681,000	01/03/2019
274 Colchester Road, Bayswater North 3153	\$630,000	20/12/2018
28 Day Crescent, Bayswater North 3153	\$640,000	16/02/2019

Property data source: CoreLogic. Generated on 7<sup>th</sup> August.