

## 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 5 Cradley Court, 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 \$580,000 - \$635,000

### Median sale price

Median price \$669,000 House Suburb KILSYTH

Period - From 1/10/2018 to 30/12/2018 Source REIV

### 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 – 64 Birkenhead Drive, Kilsyth	\$548,000	21 Dec 2018
2 – 17 Byron Road, Kilsyth	\$625,000	10 Dec 2018
3 – 15 Piccadilly Court, Kilsyth	\$627,000	31 Jan 2019