

RT Edgar

STATEMENT OF INFORMATION

23 August 2018

Property offered for sale

11 Yolanda Court, Kilsyth, VIC, 3137

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price	\$738,000	House	X	Unit	Suburb	Kilsyth, VIC, 3137
Period - From	1 st January 2018	to	31 st March 2018	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Yarra Valley estate agent and Eliza Houghton consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 7 Belinda Close, Kilsyth	\$720,000	05/04/2018
2 10 Belvoir Court, Kilsyth	\$713,000	28/04/2018
3 31 Timms Avenue, Croydon	\$700,000	31/01/2018