

Date: November 16, 2018

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

61A Geoffrey Drive, Kilsyth

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$620,000

&

\$650,000

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$595,750

\*House

\*Unit

X

Suburb

Kilsyth

Period - From

01/07/2018

to

30/09/2018

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) 23 Grierson Drive, Kilsyth	\$650,000	02/11/2018
2) 1/9 Crinan Street, Kilsyth	\$640,000	28/06/2018
3) 10/29-31 Dutham Road, Kilsyth	\$630,000	30/05/2018

~~**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.~~