

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 31 Morrison Crescent, Kilsyth Vic 3137

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 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$640,000 *House ☒ *Unit ☐ Suburb Kilsyth

Period - From 1/7/2018 to 30/6/2019 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
4 Arnold Street, Kilsyth 3137	\$695,000	22/7/2019
67 Pembroke Road, Mooroolbark 3138	\$670,000	25/2/2019
3 Terrigal Crescent, Kilsyth 3137	\$645,000	9/4/2019

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.~~