# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

4A Lockhart Court 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	\$650,000	&	\$690,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$647,500	Prope	erty type	House		Suburb	Kilsyth
Period-from	01 Mar 2019	to	29 Feb 2020 Source			Corelogic	

#### 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 6 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	
11A Lockhart Court Kilsyth VIC 3137	\$645,000	08-Aug-19	
72A CheryInne Crescent Kilsyth VIC 3137	\$685,000	16-Sep-19	
651 Mt Dandenong Road Kilsyth VIC 3137	\$685,000	05-Dec-19	

OR

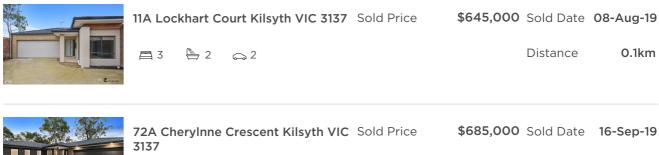
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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consumer.vic.gov.au

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eryInne Crescent Kilsyth VIC Sold Price	\$685,000 Sold Date	16-Sep-19
E 2	Distance	0.16km



651 Mt I 3137	Dandeno	Sold Date	05-Dec-19	
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#### **RS** = Recent sale UN = Undisclosed Sale

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