

## 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 102 Lomond Avenue Kilsyth 3137

Including suburb and  
postcode

#### Indicative selling price

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

Single price \$625,000 or range between \$\* & \$

#### Median sale price

(\*Delete or tick if house or unit as applicable)

Median price \$645,000 \*House ☒ \*unit ☐ Suburb Kilsyth

Period - From to Source Real Estate .com

#### 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 3 Hansen Road Kilsyth	\$633,000	07/05/19
2 63 Timms Ave Kilsyth	\$620,000	09/05/19
3 15 Piccadilly Court Kilsyth	\$627,000	28/02/19

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 six months.~~