

## 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

30 CherylInne Crescent, Kilsyth Vic 3137

#### Indicative selling price

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

Range between

\$670,000

&

\$690,000

#### Median sale price

Median price

\$710,000

House

X

Unit

Suburb

Kilsyth

Period - From

01/07/2017

to

30/09/2017

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	61 Timms Av KILSYTH 3137	\$690,000	14/10/2017
2	61 Balmoral St KILSYTH	\$675,000	07/07/2017
3	26 Churchill Way KILSYTH 3137	\$670,000	07/06/2017

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.~~