

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 1 Churchill Way, Kilsyth 3137

### Indicative selling price

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

or range between \$780,000 & \$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$635,000 \*House ☒ \*Unit ☐ Suburb or locality Kilsyth

Period - From July 2017 to October 2017

Source CoreLogic RP Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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. 14 Emma Road, Croydon 3136          | \$855,000 | 15 <sup>th</sup> July 2017 |
| 2. 42 Byron Road, Kilsyth 3137         | \$811,000 | 8 <sup>th</sup> July 2017  |
| 3. 552 Mt Dandenong Road, Kilsyth 3137 | \$805,000 | 28 <sup>th</sup> June 2017 |

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.