

Date: 31/01/2019

## Statement of Information

# Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode 40 Cherylne Crescent, Kilsyth 3137

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$525,000 – \$565,000

### Median sale price

Median price \$650,000 House ☒ Unit ☐ Suburb or locality Kilsyth  
Period - From 01/10/2018 to 31/12/2018 Source REIV

### Comparable property sales

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
7 Geoffrey Drive, Kilsyth 3137	\$560,500	21/10/2018
12 Durham Road, Kilsyth 3137	\$560,000	16/12/2018
64 Birkenhead Drive, Kilsyth 3137	\$548,000	21/12/2018