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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

5/17 Arlie Crescent Montrose VIC 3765

 3  2  2

Indicative Selling Price

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

Range between \$540,000 & \$590,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

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.

	31 Milford Street Kilsyth VIC 3137	Sold Price	\$574,128	Sold Date	08-May-19
 3  1  2				Distance	1.06km
	15 Lucas Avenue Kilsyth VIC 3137	Sold Price	\$585,000	Sold Date	13-Mar-19
 3  1  2				Distance	1.47km
	12/31 Durham Road Kilsyth VIC 3137	Sold Price ^{RS}	\$568,000	Sold Date	29-Jul-19
 3  2  2				Distance	1.66km

RS = Recent sale

UN = Undisclosed Sale

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