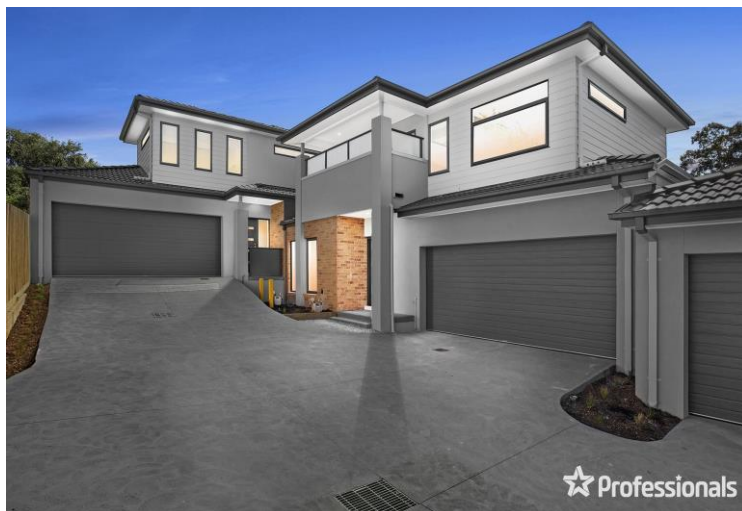


Statement of Information
Single residential property
located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980



Property offered for sale

Address
Including suburb and
postcode

2/52 Lomond Avenue, Kilsyth Vic 3137

Indicative selling price

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

\$685,000

Median sale price

Median price

\$600,500

Property type

Unit

Suburb

Kilsyth

Period - From

01/10/2019

to

30/09/2020

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) 3/123 Lincoln Rd CROYDON 3136 | \$743,250 | 11/0/2020 |
| 2) 16a Garden St KILSYTH 3137 | \$690,000 | 15/05/2020 |
| 3) 66a CherylInne Cr KILSYTH 3137 | \$677,000 | 25/08/2020 |

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.~~

This Statement of Information was prepared on: 11/01/2021 11:14