

Date: 11/12/17

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
Including suburb and  
postcode 1/14 Anita Street, Kilsyth 3137

**Indicative selling price**

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

Single price \$719,950

**Median sale price**

Median price \$539,000

Unit X

Suburb Kilsyth

Period - From 1/7/17

to 30/9/17

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
12a View Street, Croydon	\$735,000	16/6/17
11 Keats Road, Mooroolbark	\$710,000	8/8/17
76 Timms Avenue, Kilsyth	\$736,000	28/8/17

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

 Sections 47AF of the *Estate Agents Act 1980*


### Property offered for sale

Address  
Including suburb and  
postcode

2/14 Anita Street, Kilsyth 3137

### Indicative selling price

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

Single price \$599,950

### Median sale price

Median price \$595,000

\*Unit X

Suburb Kilsyth

Period - From 1/10/17

to 31/12/17

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
7/662 Mount Dandenong Road, Kilsyth	\$601,000	10/8/17
1/5 Charles Road, Kilsyth	\$595,000	23/5/17
4/15 Reay Road, Mooroolbark	\$580,000	7/7/17

**Date:** 11/12/17

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
Including suburb and  
postcode 4/14 Anita Street, Kilsyth 3137

**Indicative selling price**

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

Single price \$644,950

**Median sale price**

Median price \$539,000

Unit X

Suburb Kilsyth

Period - From 1/7/17

to 30/9/17

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
13 Edenhope Street, Kilsyth	\$650,000	30/9/17
3/12 Lomond Avenue, Kilsyth	\$646,000	6/10/17
3/58 Liverpool Road, Kilsyth	\$650,000	26/6/17