

Date: 6/3/18

## 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

19 Edenhops Street, Kilsyth 3137
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### Indicative selling price

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

Price between 

\$680,000
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 & 

\$720,000
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### Median sale price

Median price 

\$690,000
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 House 

X
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 Suburb 

Kilsyth
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Period - From 

1/10/17
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 to 

31/12/17
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 Source 

REIV
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### 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
128 Lomond Avenue, Kilsyth	\$732,500	25/9/17
6 Dunrossil Drive, Kilsyth	\$716,888	12/7/17
37 Ballantyne Crescent, Kilsyth	\$735,000	28/10/17