

## 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

**Indicative selling price**

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

 Single price 
**Median sale price**

 Median price 

 \*Unit 

 Suburb 

 Period - From 

 to 

 Source 
**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
3/12 Lomond Avenue, Kilsyth	\$646,000	6/10/2017
2/4 Bennison Street, Croydon	\$727,500	20/9/2017
76 Timms Avenue, Kilsyth	\$736,000	28/8/2017

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