

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



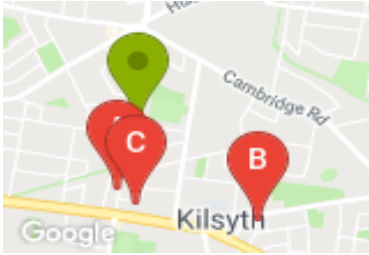
1/25 TERRIGAL CRESCENT, KILSYTH, VIC 3 2 2

Indicative Selling Price

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

Single Price: **\$645,000**

MEDIAN SALE PRICE



KILSYTH, VIC, 3137

Suburb Median Sale Price (Unit)

\$632,000

01 April 2018 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6/54 GLEN DHU RD, KILSYTH, VIC 3137 3 2 2

Sale Price

***\$620,000**

Sale Date: 10/04/2018

Distance from Property: 509m



3/20 DURHAM RD, KILSYTH, VIC 3137 3 2 2

Sale Price

\$640,000

Sale Date: 22/03/2018

Distance from Property: 1.1km



12 LOMOND AVE, KILSYTH, VIC 3137 3 2 2

Sale Price

***\$660,000**

Sale Date: 15/03/2018

Distance from Property: 586m

This report has been compiled on 02/07/2018 by Market Share Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

1/25 TERRIGAL CRESCENT, KILSYTH, VIC

Indicative selling price

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

Single Price:

\$645,000

Median sale price

Median price

\$632,000

House

Unit

X

Suburb

KILSYTH

Period

01 April 2018 to 30 June 2018

Source

pricfinder

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
6/54 GLEN DHU RD, KILSYTH, VIC 3137	*\$620,000	10/04/2018
3/20 DURHAM RD, KILSYTH, VIC 3137	\$640,000	22/03/2018
12 LOMOND AVE, KILSYTH, VIC 3137	*\$660,000	15/03/2018