

Statement of Information Metho 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

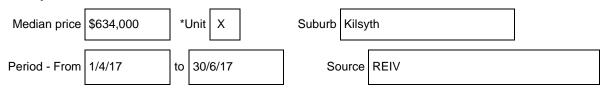
1, 505 Munt Dandenong Road, Kilsyth

Indicative selling price

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

Single price \$780,000

Median sale price



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
5/14 Thackeray Court, Croydon	\$760,000	14/5/17
1/34 Timms Avenue, Croydon	\$767,500	5/4/17
2/35 Ruskin Avenue, Croydon	\$741,000	26/5/17





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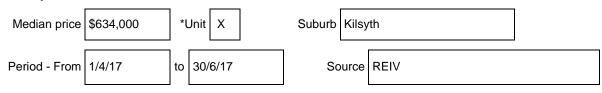
Including suburb and 2, 505 Munt Dandenong Road, Kilsyth

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