

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 33 Walnut Drive, Kilsyth 3137

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price

or range between \$690,000 & \$759,000

Median sale price

(*Delete house or unit as applicable)

Median price \$635,000 *House *Unit Suburb or locality Kilsyth

Period - From May 2017 to August 2017 Source CoreLogic RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|-----------------------------------|-----------|-----------------------------|
| 1. 6 Foulds Court, Montrose 3765 | \$720,000 | 15 th April 2017 |
| 2. 88 Swansea Road, Montrose 3765 | \$730,000 | 28 th June 2017 |
| 3. 3 Mayfield Court, Montrose | \$740,000 | 19 th July 2017 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.