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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 21 Snowgum Drive, Kilsyth South

### Indicative selling price

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

Range between \$560,000 & \$610,000

### Median sale price

Median price \$786,500 \*House  Suburb Kilsyth South  
Period - From 01/07/2016 to 30/06/2017 Source REIV propertydata.com.au

### 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
9 Belinda Close, Kilsyth	\$600,000	24/06/2017
75 Cherylne Crescent, Kilsyth	\$600,000	25/01/2017
6/62 Liverpool Road, Kilsyth	\$563,000	02/05/2017

Property data source: REIV propertydata.com.au. Generated on 17<sup>th</sup> July 2017.