



# 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

17 Birkenhead Drive, Kilsyth

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$

or range between

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$635,000

\*House

X

\*Unit

Suburb

Kilsyth

Period - From

Feb 2017

to

July 2017

Source

Realestate.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
1 15 Birkenhead Drive, Kilsyth	\$695,000	12 Feb 2017
2 59 Lomond Ave, Kilsyth	\$699,950	16 March 2017
3 6 Dunrossil Drive, Kilsyth	\$716,888	12 July 2017