

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 Strathbogie Court, Kilsyth VIC 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 \$780,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$690,000 *House ☒ *Unit ☐ Suburb Kilsyth VIC 3137

Period - From Jan-17 to Dec-17 Source CoreLogic

Comparable property sales

A* 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. 33 Walnut Drive, Kilsyth VIC 3137	\$757,500	31/10/17
2. 16 Regina Street, Kilsyth VIC 3137	\$780,000	5/08/17
3. 54 Walnut Drive, Kilsyth VIC 3137	\$780,000	19/12/17