



## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address Including suburb and postcode	Unit 1, 2 & 3 / 49 Terrigal Crescent Kilsyth Vic 3137
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### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
3 Bedrooms, 2 Bathrooms, Double Garage	\$*640,000	Or range between	\$*	&	\$
3 Bedrooms, 2 Bathrooms, Double Garage	\$*640,000	Or range between	\$*	&	\$
3 Bedrooms, 2 Bathrooms, Single Garage	\$*640,000	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$634,000	Suburb	KILSYTH
Period - From	01/01/2020	To	31/03/2020
Source	REIV		

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

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3 Bedroom Townhouse	1. 3 Oscar Place Kilsyth 3137	\$640,000	14/02/2020
	2. 5/28 Urana St Kilsyth 3137	\$650,000	01/03/2020
	3. 7 Wildflower place Kilsyth 3137	\$650,000	28/04/2020

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on: 06/07/2020 15:23