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	54 Alpine Way, 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	$850,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median price	$705,000	*House	Y	*Unit		Suburb	KILSYTH 3137
Period - From	01/05/2017	to	01/11/2017			Source	Property Data On-Line (REIV)

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

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 81 Alpine Way, KILSYTH 3137	$835,000	26/04/2017
2 9 Atherton Court, KILSYTH 3137	$495,000	05/08/2017
3 276 Cambridge Road, KILSYTH 3137	$885,000	06/08/2017

OR

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