

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 2/9 Graham Avenue, 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 \$680,000 & \$740,000

Median sale price

(*Delete house or unit as applicable)

Median price \$687,750 *House *Unit X Suburb Kilsyth
Period - From 01/04/2023 to 31/03/2024 Source Pricefinder

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. 6 Emerald Close Kilsyth VIC 3137	\$705,000	20/05/2024
2. 3/6 Graham Avenue Kilsyth VIC 3137	\$730,000	02/04/2024
3. 2/13 Browning Street Kilsyth VIC 3137	\$725,000	04/03/2024

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.