

.Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 16 Tennyson 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 \$739,000

or range between \$

&

\$

Median sale price

Median price \$680,000

Property type House

Suburb Kilsyth

Period - From 1/7/2019

to

30/6/2020

Source 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
13 Mirang Avenue, CROYDON 3136	\$775,000	8/4/2020
10 Crinan Street, KILSYTH 3137	\$720,000	11/6/2020
104 Lomond Avenue, KILSYTH 3137	\$712,000	16/5/2020

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.

This Statement of Information was prepared on: 28/7/2020 09:59



3 2 2

Property Type: House (Res)

Land Size: 865 sqm approx

Agent Comments

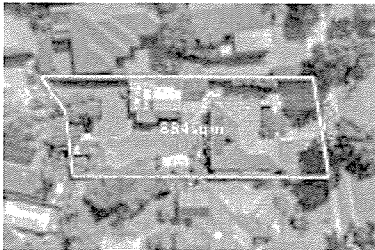
Indicative Selling Price

\$739,000

Median House Price

Year ending June 2020: \$680,000

Comparable Properties



13 Mirang Av CROYDON 3136 (REI)

Agent Comments

3 1 1

Price: \$775,000

Method: Private Sale

Date: 08/04/2020

Rooms: 4

Property Type: House

Land Size: 844 sqm approx

10 Crinan St KILSYTH 3137 (REI/VG)

Agent Comments

3 1 1

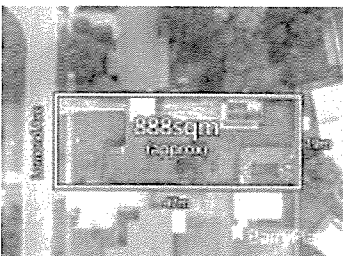
Price: \$720,000

Method: Private Sale

Date: 11/06/2020

Property Type: House

Land Size: 957 sqm approx



104 Lomond Av KILSYTH 3137 (REI/VG)

Agent Comments

3 1 3

Price: \$712,000

Method: Private Sale

Date: 16/05/2020

Rooms: 4

Property Type: House

Land Size: 888 sqm approx