

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 STOCKWELL CRESCENT, KEILOR

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

\$690,000 to \$759,000

Provided by: James Hatzimoisis, Barry Plant Taylors Lakes

SUBURB MEDIAN



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$585,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



14 BUGGATTI CRT, KEILOR DOWNS, VIC 3038

 4  2  3

Sale Price

***\$787,501**

Sale Date: 25/03/2017

Distance from Property: 1.6km



9 STOCKWELL CRES, KEILOR DOWNS, VIC

 4  2  2

Sale Price

***\$736,000**

Sale Date: 25/03/2017

Distance from Property: 264m



173 GREEN GULLY RD, KEILOR DOWNS, VIC

 4  3  6

Sale Price

\$720,000

Sale Date: 18/01/2017

Distance from Property: 2.8km



This report has been compiled on 19/05/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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44 MARRIOT RD, KEILOR DOWNS, VIC 3038

 4  3  2

Sale Price

\$740,000

Sale Date: 09/01/2017

Distance from Property: 288m



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

30 STOCKWELL CRESCENT, KEILOR DOWNS, VIC 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price / Range

\$690,000 to \$759,000

Median sale price

Median price

\$585,000

House

X

Unit

Suburb

KEILOR DOWNS

Period

01 April 2016 to 31 March 2017

Source


pricfinder

Comparable property sales

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
14 BUGGATTI CRT, KEILOR DOWNS, VIC 3038	*\$787,501	25/03/2017
9 STOCKWELL CRES, KEILOR DOWNS, VIC 3038	*\$736,000	25/03/2017
173 GREEN GULLY RD, KEILOR DOWNS, VIC 3038	\$720,000	18/01/2017
44 MARRIOT RD, KEILOR DOWNS, VIC 3038	\$740,000	09/01/2017