

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

#### **30 STOCKWELL CRESCENT, KEILOR** 📇 4 🕒 2 😓 2

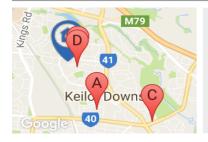
**Indicative Selling Price** 

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)** 

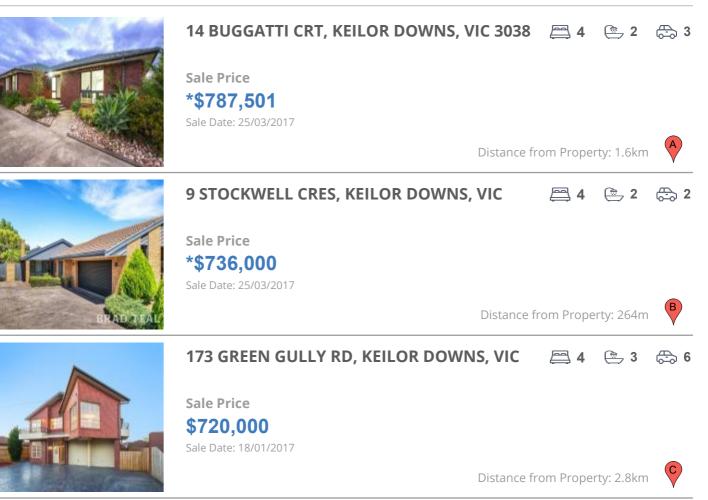
\$585,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

## **COMPARABLE PROPERTIES**

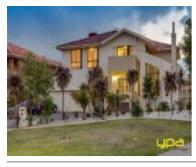
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



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



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# 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

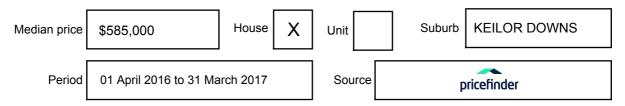
#### Indicative selling price

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

Single Price / Range

\$690,000 to \$759,000

#### Median sale price



#### **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

