

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

74 Patterson Avenue, Keilor, VIC 3036

Indicative selling price

Range between

\$ 640,000 - \$704,000

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



Median sale price

Median price

\$ 760,500

House

*Delete house or unit as applicable

Suburb

KEILOR

Period

05/01/2019 - 04/07/2019

Source

Price Finder

Comparable property sales

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



23 Barwon Avenue
Keilor

3 2 2

Sold Price \$700,000
Date Sold 22/01/2019
Land 542 sqm



35 Odessa Avenue
Keilor Downs

3 2 10

Sold Price \$695,000
Date Sold 21/02/2019
Land 663 sqm



5 Tarwin Court
Keilor

4 2 4

Sold Price \$700,000
Date Sold 16/03/2019
Land 537 sqm