

90 Noga Avenue, Keilor East Vic 3033



4 Bed 2 Bath 2 Car

Property Type: House (Res)

Land Size: 537 sqm approx

Indicative Selling Price

\$1,250,000

Median House Price

14/01/2021 – 13/01/2022:

\$1,000,000

Comparable Properties



15 Britt Court, Keilor East 3033 (REI)

3 Bed 2 Bath 2 Car

Price: \$1,200,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Agent Comments: comparable location, comparable presentation, more recent renovation



9 Collins Close, Keilor East 3033 (REI)

4 Bed 2 Bath 2 Car

Price: \$1,200,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: House (Res)

Land Size: 590 sqm approx

Agent Comments: comparable location, comparable presentation, more recent renovation



38 Border Drive, Keilor East 3033 (REI)

4 Bed 2 Bath 5 Car

Price: \$1,147,500

Method: Auction Sale

Date: 17/12/2021

Property Type: House (Res)

Agent Comments: comparable location, newer build but very dated inside. Comparable size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

90 Noga Avenue, Keilor East Vic 3033

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,000,000

House

x

Suburb

Keilor East

Period - From

14/01/2021

to

13/01/2022

Source

REIV

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
15 Britt Court, KEILOR EAST 3033	\$1,200,000	11/12/2021
9 Collins Close, KEILOR EAST 3033	\$1,200,000	01/12/2021
38 Border Drive, KEILOR EAST 3033	\$1,147,500	17/12/2021

This Statement of Information was prepared on:

21/03/2021