

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

62 Wonganella Drive, Keilor East Vic 3033

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Keilor East

Period - From

01/10/2019

to

31/12/2019

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
1	58 Berembong Dr KEILOR EAST 3033	\$820,000	16/01/2020
2	13 Wunnamurra Dr KEILOR EAST 3033	\$791,000	29/02/2020
3	19 Nyah St KEILOR EAST 3033	\$745,000	15/02/2020

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:

20/04/2020 13:03



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Property Type: House (Res)
Land Size: 557.637 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 December quarter 2019: \$840,000

Comparable Properties



58 Berembong Dr KEILOR EAST 3033 (REI)

Agent Comments

4 1 5

Price: \$820,000
Method: Private Sale
Date: 16/01/2020
Rooms: 5
Property Type: House (Res)
Land Size: 636 sqm approx



13 Wunnamurra Dr KEILOR EAST 3033 (REI)

Agent Comments

3 1 2

Price: \$791,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 605 sqm approx



19 Nyah St KEILOR EAST 3033 (REI)

Agent Comments

3 1 3

Price: \$745,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)