

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

55 Spence Street Keilor Park VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,500

Property type

House

Suburb

Keilor Park

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

43 Spence Street Keilor Park VIC 3042	\$850,000	29-Nov-18
48 Fosters Road Keilor Park VIC 3042	\$730,000	06-Sep-19
27 Bedford Street Airport West VIC 3042	\$780,000	19-Nov-18

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 6 months.~~

This Statement of Information was prepared on: 09 December 2019



43 Spence Street Keilor Park VIC 3042

Sold Price

\$850,000

Sold Date

29-Nov-18

 4  2  3

Distance

0.16km



48 Fosters Road Keilor Park VIC 3042

Sold Price

\$730,000

Sold Date

06-Sep-19

 4  2  2

Distance

0.3km



27 Bedford Street Airport West VIC 3042

Sold Price

\$780,000

Sold Date

19-Nov-18

 4  3  2

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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