

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 ARDENA COURT, KEILOR DOWNS, VIC  3  2  1

Indicative Selling Price

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

Price Range: **\$490,000 to \$539,000**

Provided by: Michael Costa, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$625,000

01 January 2017 to 30 June 2017

Provided by: 

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.



1/12 TARRANT CRT, KEILOR DOWNS, VIC 3038  3  2  1

Sale Price

***\$520,500**

Sale Date: 20/05/2017

Distance from Property: 1.6km



14 HISPANO DR, KEILOR DOWNS, VIC 3038  3  2  1

Sale Price

***\$533,970**

Sale Date: 14/03/2017

Distance from Property: 1.5km



1/53 SARATOGA CRES, KEILOR DOWNS, VIC  3  2  2

Sale Price

\$510,000

Sale Date: 29/01/2017

Distance from Property: 2.7km



This report has been compiled on 10/07/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1 ARDENA COURT, KEILOR DOWNS, VIC 3038

Indicative selling price

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

Price Range: \$490,000 to \$539,000

Median sale price

Median price \$625,000

House

Unit

Suburb

KEILOR DOWNS

Period 01 January 2017 to 30 June 2017

Source



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
1/12 TARRANT CRT, KEILOR DOWNS, VIC 3038	*\$520,500	20/05/2017
14 HISPANO DR, KEILOR DOWNS, VIC 3038	*\$533,970	14/03/2017
1/53 SARATOGA CRES, KEILOR DOWNS, VIC 3038	\$510,000	29/01/2017