

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 GIDGEE COURT, KEILOR DOWNS, VIC

 3  2  4

Indicative Selling Price

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

Price Range: **\$570,000 to \$627,000**

Provided by: Paul Muscat, Barry Plant Caroline Springs

MEDIAN SALE PRICE



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$662,500

01 July 2017 to 30 September 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.



131 ODESSA AVE, KEILOR DOWNS, VIC 3038

 3  1  4

Sale Price

***\$620,000**

Sale Date: 08/07/2017

Distance from Property: 1.5km



13 WEXFORD CRT, KEILOR DOWNS, VIC 3038

 3  2  1

Sale Price

\$625,000

Sale Date: 18/07/2017

Distance from Property: 1km



7 BIANCHI CRT, KEILOR DOWNS, VIC 3038

 3  1  5

Sale Price

***\$615,000**

Sale Date: 20/05/2017

Distance from Property: 1.7km



This report has been compiled on 08/11/2017 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

4 GIDGEE COURT, KEILOR DOWNS, VIC 3038

Indicative selling price

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Price Range:

\$570,000 to \$627,000

Median sale price

Median price

\$662,500

House

X

Unit


Suburb

KEILOR DOWNS

Period

01 July 2017 to 30 September 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
131 ODESSA AVE, KEILOR DOWNS, VIC 3038	*\$620,000	08/07/2017
13 WEXFORD CRT, KEILOR DOWNS, VIC 3038	\$625,000	18/07/2017
7 BIANCHI CRT, KEILOR DOWNS, VIC 3038	*\$615,000	20/05/2017