

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 NARONG PLACE, KEILOR DOWNS, VIC  4  2  1

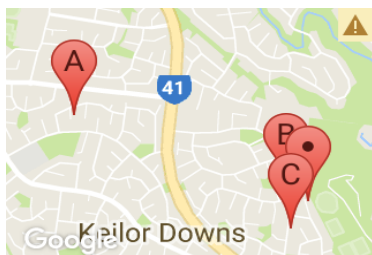
Indicative Selling Price

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

Price Range: \$620,000 to \$680,000

Provided by: Justin Soleimani, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$670,000

01 April 2017 to 31 March 2018

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.



3 SOBAR CRT, KEILOR DOWNS, VIC 3038  4  2  1

Sale Price

***\$670,000**

Sale Date: 26/03/2018

Distance from Property: 1.7km



63 ODESSA AVE, KEILOR DOWNS, VIC 3038  4  2  1

Sale Price

\$650,000

Sale Date: 18/12/2017

Distance from Property: 168m



52 ODESSA AVE, KEILOR DOWNS, VIC 3038  3  2  2

Sale Price

***\$608,000**

Sale Date: 15/05/2018

Distance from Property: 229m



This report has been compiled on 22/05/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - 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

14 NARONG PLACE, KEILOR DOWNS, VIC 3038

Indicative selling price

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

Price Range:

\$620,000 to \$680,000

Median sale price

Median price

\$670,000

House

X

Unit


Suburb

KEILOR DOWNS

Period

01 April 2017 to 31 March 2018

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
3 SOBAR CRT, KEILOR DOWNS, VIC 3038	*\$670,000	26/03/2018
63 ODESSA AVE, KEILOR DOWNS, VIC 3038	\$650,000	18/12/2017
52 ODESSA AVE, KEILOR DOWNS, VIC 3038	*\$608,000	15/05/2018