

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 43 Spence Street, Keilor Park VIC 3042

Indicative selling price

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

Range between \$760,000 & \$830,000

Median sale price

Median price \$721,000 House ☒ Suburb KEILOR PARK
Period - From 01.07.2018 To 30.09.2018 Source REIV propertydata.com.au/RPData/CoreLogic

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. 39 Victory Street, Keilor Park VIC 3042	\$770,000	01.09.2018
2. 64 Victory Street, Keilor Park VIC 3042	\$770,000	20.09.2018
3. 4 Kingston Street, Keilor Park VIC 3042	\$800,000	27.10.2018

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 01 November 2018.