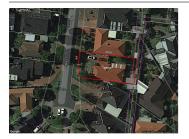


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 ATTLEY COURT, KEILOR DOWNS, VIC







Indicative Selling Price

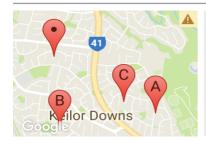
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$590,000 to \$649,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$670,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

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.



52 ODESSA AVE, KEILOR DOWNS, VIC 3038







Sale Price

*\$608,000

Sale Date: 15/05/2018

Distance from Property: 1.6km





4 ITALA CRT, KEILOR DOWNS, VIC 3038







Sale Price

*\$645,000

Sale Date: 30/04/2018

Distance from Property: 1km





11 WEXFORD CRT, KEILOR DOWNS, VIC 3038







Sale Price

*\$641.000

Sale Date: 22/03/2018

Distance from Property: 1.1km



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	5 ATTLEY COURT, KEILOR DOWNS, VIC 3038
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Indicative selling price

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

Price Range: \$590,000 to \$649,000

Median sale price

Median price	\$670,000	House	X	Unit	Suburb	KEILOR DOWNS
Period	01 April 2017 to 31 March 2018		Source	p	pricefinder	

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
52 ODESSA AVE, KEILOR DOWNS, VIC 3038	*\$608,000	15/05/2018
4 ITALA CRT, KEILOR DOWNS, VIC 3038	*\$645,000	30/04/2018
11 WEXFORD CRT, KEILOR DOWNS, VIC 3038	*\$641,000	22/03/2018