Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ie					
Address Including suburb and postcode	5 Narong Place Keilor Downs VIC 3038					
Indicative selling price						
For the meaning of this pric	e see consumer.vic.gov.a	au/underquoting (*I	Delete single price	or range as	applicable)	
Single Price		or range between	\$640,000	&	\$680,000	
Median sale price	<u> </u>					

(*Delete house or unit as applicable)

Median Price	\$660,000	Proper	ty type	House	Suburb	Keilor Downs
Period-from	01 Nov 2019		31 Oct 2	 Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the **A*** estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
71 Tarella Drive Keilor Downs VIC 3038	\$601,500	19-Oct-19
67 Odessa Avenue Keilor Downs VIC 3038	-	11-Jul-20
34 Wimmera Crescent Keilor Downs VIC 3038	\$641,000	11-Jan-20

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were В* sold-within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 02 November 2020





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71 Tarella Drive Keilor Downs VIC 3038

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3

4

Sold Price

\$601,500 Sold Date 19-Oct-19

Distance

0.18km



67 Odessa Avenue Keilor Downs

Sold Price

- Sold Date

11-Jul-20



VIC 3038

 \Leftrightarrow 2

Distance

0.19km



34 Wimmera Crescent Keilor Downs VIC 3038

 \bigcirc 2

Sold Price

\$641,000 Sold Date

11-Jan-20

Distance 0.5km

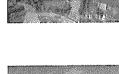


10 Oran Close Keilor Downs VIC 3038

Sold Price

\$630,000 Sold Date 21-Sep-19

> Distance 0.72km



2 **4** \Leftrightarrow 2

2

\$660,000 Sold Date 03-Oct-19

0.92km



8 Ventnor Place Keilor Downs VIC 3038

⇔ 2

Sold Price

Distance



31 Belmont Avenue Keilor Downs VIC 3038

Sold Price

\$610,000 Sold Date

15-Oct-19

= 3

= 4

Distance

1.42km

RS = Recent sale

un = Undisclosed Sale

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