

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	66 Willys Avenue, Keilor Downs Vic 3038
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Indicative selling price

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

Range between	\$650,000	&	\$690,000
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Median sale price

Median price	\$692,500	House	X	Unit		Suburb	Keilor Downs
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

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

A* 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	9 Odessa Av KEILOR DOWNS 3038	\$685,000	16/12/2017
2	10 Wexford Ct KEILOR DOWNS 3038	\$680,000	23/09/2017
3	49 Saratoga Cr KEILOR DOWNS 3038	\$671,000	25/11/2017

OR

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



Rooms:
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median House Price
December quarter 2017: \$692,500

Comparable Properties

9 Odessa Av KEILOR DOWNS 3038 (REI)

Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)



10 Wexford Ct KEILOR DOWNS 3038 (REI)

Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 8
Property Type: House (Res)
Land Size: 850 sqm approx



49 Saratoga Cr KEILOR DOWNS 3038 (REI/VG)

Agent Comments



Price: \$671,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)