



## STATEMENT OF INFORMATION

Prepared on 03 Jun 2019

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

20 Santa Monica Drive Keilor Lodge VIC 3038

4 3 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$960,000

### Median Sale Price

\$780,000 Houses in Keilor lodge between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

### Comparable Property Sales

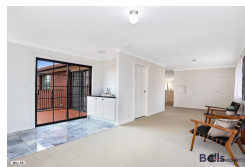
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



<b>222 Burrowye Crescent Keilor VIC 3036</b>	Sold Price	<b>\$950,000</b>	Sold Date	<b>11-Feb-19</b>
4  3  3			Distance	<b>1.09km</b>



<b>8 Coorong Court Taylors Lakes VIC 3038</b>	Sold Price	<b>\$950,000</b>	Sold Date	<b>02-Feb-19</b>
4  3  2			Distance	<b>1.63km</b>



<b>23 Lionheart Avenue Taylors Lakes VIC 3038</b>	Sold Price	<b>\$880,000</b>	Sold Date	<b>16-Jan-19</b>
6  3  2			Distance	<b>1.74km</b>

RS = Recent sale

UN = Undisclosed Sale

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