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Statement of Information

7 ROONEY AVENUE, KILLARA, VIC 3691

Prepared by Tiago Neves, First National Bonnici & Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 ROONEY AVENUE, KILLARA, VIC 3691

3 2 2

Indicative Selling Price

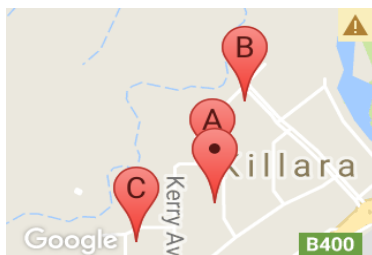
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$389,000

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



KILLARA, VIC, 3691

Suburb Median Sale Price (House)

\$417,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



11 ROONEY AVE, KILLARA, VIC 3691

3 2 2

Sale Price

\$356,000

Sale Date: 09/12/2016

Distance from Property: 54m



17 RIVERSIDE BVD, KILLARA, VIC 3691

4 2 2

Sale Price

\$397,000

Sale Date: 25/07/2017

Distance from Property: 193m



3 WENDEN AVE, KILLARA, VIC 3691

3 2 2

Sale Price

\$410,000

Sale Date: 07/03/2017

Distance from Property: 149m



This report has been compiled on 18/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 ROONEY AVENUE, KILLARA, VIC 3691

Indicative selling price

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

Single Price:

\$389,000

Median sale price

Median price

\$417,500

House

X

Unit

Suburb

KILLARA

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
11 ROONEY AVE, KILLARA, VIC 3691	\$356,000	09/12/2016
17 RIVERSIDE BVD, KILLARA, VIC 3691	\$397,000	25/07/2017
3 WENDEN AVE, KILLARA, VIC 3691	\$410,000	07/03/2017