

## 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

3 Neville Street Keilor East VIC 3033

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,750

Property type

House

Suburb

Keilor East

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 4 Henry Street Keilor East VIC 3033   | \$870,000 | 29-Oct-20 |
| 18 Quinn Grove Keilor East VIC 3033   | \$850,000 | 02-Aug-20 |
| 7 Wingara Avenue Keilor East VIC 3033 | \$860,000 | 01-Jul-20 |

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 6 months.~~

This Statement of Information was prepared on: 09 November 2020



**4 Henry Street Keilor East VIC 3033** Sold Price <sup>RS</sup> **\$870,000** Sold Date **29-Oct-20**

 3  1  2

Distance **0.6km**



**18 Quinn Grove Keilor East VIC 3033** Sold Price **\$850,000** Sold Date **02-Aug-20**

 3  1  1

Distance **0.31km**



**7 Wingara Avenue Keilor East VIC 3033** Sold Price **\$860,000** Sold Date **01-Jul-20**

 2  1  1

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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