

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



131 ODESSA AVENUE, KEILOR DOWNS,

 3  -  4

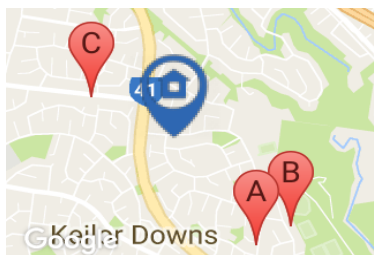
Indicative Selling Price

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

\$530,000 to \$570,000

Provided by: Michael Cahill, Barry Plant Caroline Springs

SUBURB MEDIAN



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$586,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



31 ODESSA AVE, KEILOR DOWNS, VIC 3038

 3  -  -

Sale Price

\$540,000

Sale Date: 11/03/2017

Distance from Property: 933m



64 TARELLA DR, KEILOR DOWNS, VIC 3038

 3  1  1

Sale Price

***\$552,000**

Sale Date: 25/03/2017

Distance from Property: 994m



25 LADY NELSON WAY, KEILOR DOWNS, VIC

 3  2  1

Sale Price

\$566,000

Sale Date: 17/12/2016

Distance from Property: 617m



This report has been compiled on 30/05/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

131 ODESSA AVENUE, KEILOR DOWNS, VIC 3038

Indicative selling price

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

Single Price / Range

\$530,000 to \$570,000

Median sale price

Median price

\$586,000

House

X

Unit


Suburb

KEILOR DOWNS

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
31 ODESSA AVE, KEILOR DOWNS, VIC 3038	\$540,000	11/03/2017
64 TARELLA DR, KEILOR DOWNS, VIC 3038	*\$552,000	25/03/2017
25 LADY NELSON WAY, KEILOR DOWNS, VIC 3038	\$566,000	17/12/2016