# 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

46 and 48 Quinn Grove, Keilor East Vic 3033

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Hou	se		Suburb	Keilor East
Period - From	01/07/2019	to	30/06/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	78 Quinn Gr KEILOR EAST 3033	\$888,888	02/06/2020
2	15 Rachelle Rd KEILOR EAST 3033	\$881,388	28/05/2020
3	129 Arcade Way KEILOR EAST 3033	\$870,000	20/05/2020

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.

This Statement of Information was prepared on:

17/07/2020 14:29





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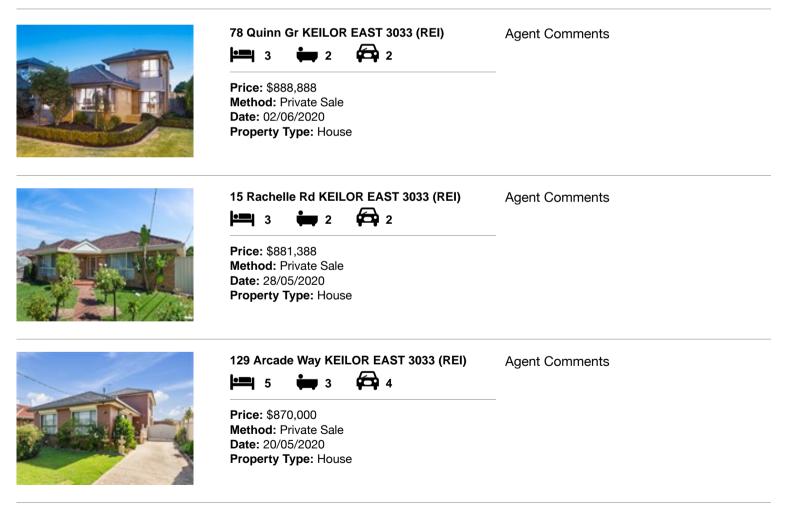




Property Type: House (Previously Occupied - Detached) Land Size: 662 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$900,000 Median House Price Year ending June 2020: \$850,000

Honest Family home set an generous block of 663 square metres. This is a typical Keilor East home of its era. First time offered in over 50 years its come time to hand over the happy times laughs over to a new generation. Do you renovate, develop or new home site i think it wont come up for sale for another 50 years. The other option is you dont have to do anything just move right in and enjoy.

# **Comparable Properties**



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.