

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$850,000 Property Type House Suburb Keilor East

Period - From 01/07/2019 to 30/06/2020 Source 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.

	Address of comparable property	Price	Date of sale
1	78 Quinn Gr KEILOR EAST 3033	\$888,888	02/06/2020
2	15 Rachele 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



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 662 sqm approx

Agent Comments

Honest Family home set on a 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



**78 Quinn Gr KEILOR EAST 3033 (REI)**

Agent Comments



**Price:** \$888,888

**Method:** Private Sale

**Date:** 02/06/2020

**Property Type:** House



**15 Rachelle Rd KEILOR EAST 3033 (REI)**

Agent Comments



**Price:** \$881,388

**Method:** Private Sale

**Date:** 28/05/2020

**Property Type:** House



**129 Arcade Way KEILOR EAST 3033 (REI)**

Agent Comments



**Price:** \$870,000

**Method:** Private Sale

**Date:** 20/05/2020

**Property Type:** House