



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 14 Jun 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1 Wimmera Crescent Keilor Downs VIC 3038

3 1 1

Indicative Selling Price

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

Range between \$520,000 & \$560,000

Median Sale Price

\$655,000 Houses in Keilor downs between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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.



10 Penza Court Keilor Downs VIC 3038	Sold Price	\$535,000	Sold Date	07-Dec-18
3 1 2			Distance	0.35km



1 Guildford Court Keilor Downs VIC 3038	Sold Price	\$610,000	Sold Date	02-Mar-19
3 1 2			Distance	0.72km



41 Carbine Way Keilor Downs VIC 3038	Sold Price	\$570,000	Sold Date	07-Feb-19
3 2 2			Distance	1.87km

RS = Recent sale UN = Undisclosed Sale

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