

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

34/24 Craig Street Keilor East VIC 3033

Indicative selling price

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

Single Price

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Keilor East

Period-from

01 Oct 2018

to

30 Sep 2019

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

20/70-72 Coghlan Street Niddrie VIC 3042	\$700,000	07-Apr-19
3/1 Granite Way Keilor East VIC 3033	\$699,000	03-Jun-19
1/49 Quinn Grove Keilor East VIC 3033	\$690,000	07-Apr-19

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: 01 October 2019


20/70-72 Coghlan Street Niddrie VIC 3042

3 2 2

Sold Price

\$700,000

Sold Date

07-Apr-19

Distance

0.4km

3/1 Granite Way Keilor East VIC 3033

3 2 2

Sold Price

\$699,000

Sold Date

03-Jun-19

Distance

0.9km

1/49 Quinn Grove Keilor East VIC 3033

3 2 1

Sold Price

\$690,000

Sold Date

07-Apr-19

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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