

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

11 Edgeware Close, Kealba Vic 3021

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$623,000

House

X

Unit

Suburb Kealba

Period - From 01/07/2017

to

30/06/2018

Source REIV

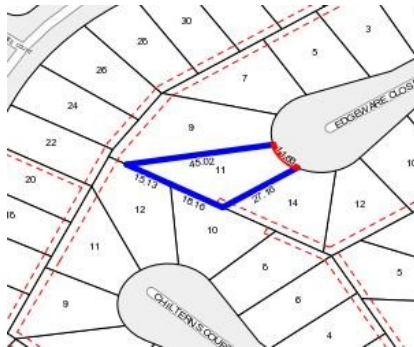
Comparable property sales (*Delete A or B below as applicable)

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	45 Harefield Cr KEALBA 3021	\$645,000	24/07/2018
2	3 Rowan Dr KEALBA 3021	\$635,000	18/05/2018
3	44 Bellara Cr KEALBA 3021	\$610,000	10/02/2018

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 616 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median House Price

Year ending June 2018: \$623,000

Comparable Properties

**45 Harefield Cr KEALBA 3021 (REI)**

Agent Comments

**Price:** \$645,000**Method:** Private Sale**Date:** 24/07/2018**Rooms:** 7**Property Type:** House**Land Size:** 534 sqm approx**3 Rowan Dr KEALBA 3021 (REI/VG)**

Agent Comments

**Price:** \$635,000**Method:** Sold Before Auction**Date:** 18/05/2018**Rooms:** 6**Property Type:** House**Land Size:** 552 sqm approx**44 Bellara Cr KEALBA 3021 (REI/VG)**

Agent Comments

**Price:** \$610,000**Method:** Auction Sale**Date:** 10/02/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 568 sqm approx