



David Gigliotti
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 College Parade 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

\$920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,500

*House

X

*Unit

Suburb

Keilor East

Period-from

01 Apr 2018

to

31 Mar 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 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

31 Herbert Crescent Keilor East VIC 3033	\$940,000	23-Apr-19
42 Roberts Street Keilor East VIC 3033	\$875,000	23-Mar-19
20 Henry Street Keilor East VIC 3033	\$842,000	27-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 six months.~~

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31 Herbert Crescent Keilor East VIC 3033 Sold Price ^{RS} **\$940,000** Sold Date **23-Apr-19**

4 2 2

Distance **0.54km**



42 Roberts Street Keilor East VIC 3033 Sold Price ^{RS} **\$875,000** Sold Date **23-Mar-19**

5 2 1

Distance **0.9km**



20 Henry Street Keilor East VIC 3033 Sold Price **\$842,000** Sold Date **27-Apr-19**

3 1 1

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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