# 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

10 Moyangul Drive 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	or range between	\$630,000	&	\$680,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$853,000	Prop	erty type		House	Suburb	Keilor East
Period-from	01 May 2020	to	30 Apr 2	2021	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
14 Armstrong Close Keilor East VIC 3033	\$753,000	27-Mar-21
62 Wyong Street Keilor East VIC 3033	\$718,000	10-Dec-20
1/62 Quinn Grove Keilor East VIC 3033	\$732,500	02-May-21

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: 13 May 2021

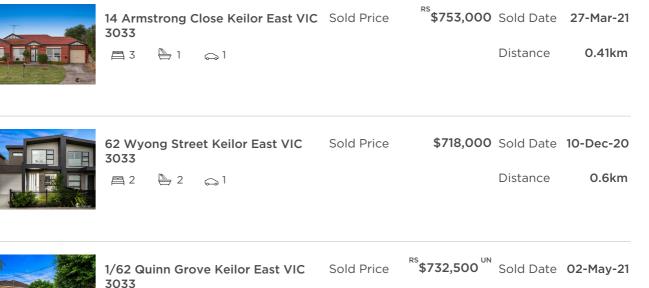


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## BRAD TEAL • woodards 🚾

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RS = Recent sale UN = Undisclosed Sale

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