

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



216 SUNSHINE AVENUE, KEALBA, VIC

 3  1  4

Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



KEALBA, VIC, 3021

Suburb Median Sale Price (House)

\$515,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



13 LEAVESDON AVE, KEALBA, VIC 3021

 3  1  3

Sale Price

\$513,000

Sale Date: 31/03/2017

Distance from Property: 409m



166 SUNSHINE AVE, KEALBA, VIC 3021

 3  2  2

Sale Price

\$552,500

Sale Date: 04/03/2017

Distance from Property: 468m



23 ROWAN DR, KEALBA, VIC 3021

 3  1  1

Sale Price

\$507,000

Sale Date: 27/02/2017

Distance from Property: 867m



This report has been compiled on 15/08/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

216 SUNSHINE AVENUE, KEALBA, VIC 3021

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$515,000

House

X

Unit

Suburb

KEALBA

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
13 LEAVESDON AVE, KEALBA, VIC 3021	\$513,000	31/03/2017
166 SUNSHINE AVE, KEALBA, VIC 3021	\$552,500	04/03/2017
23 ROWAN DR, KEALBA, VIC 3021	\$507,000	27/02/2017