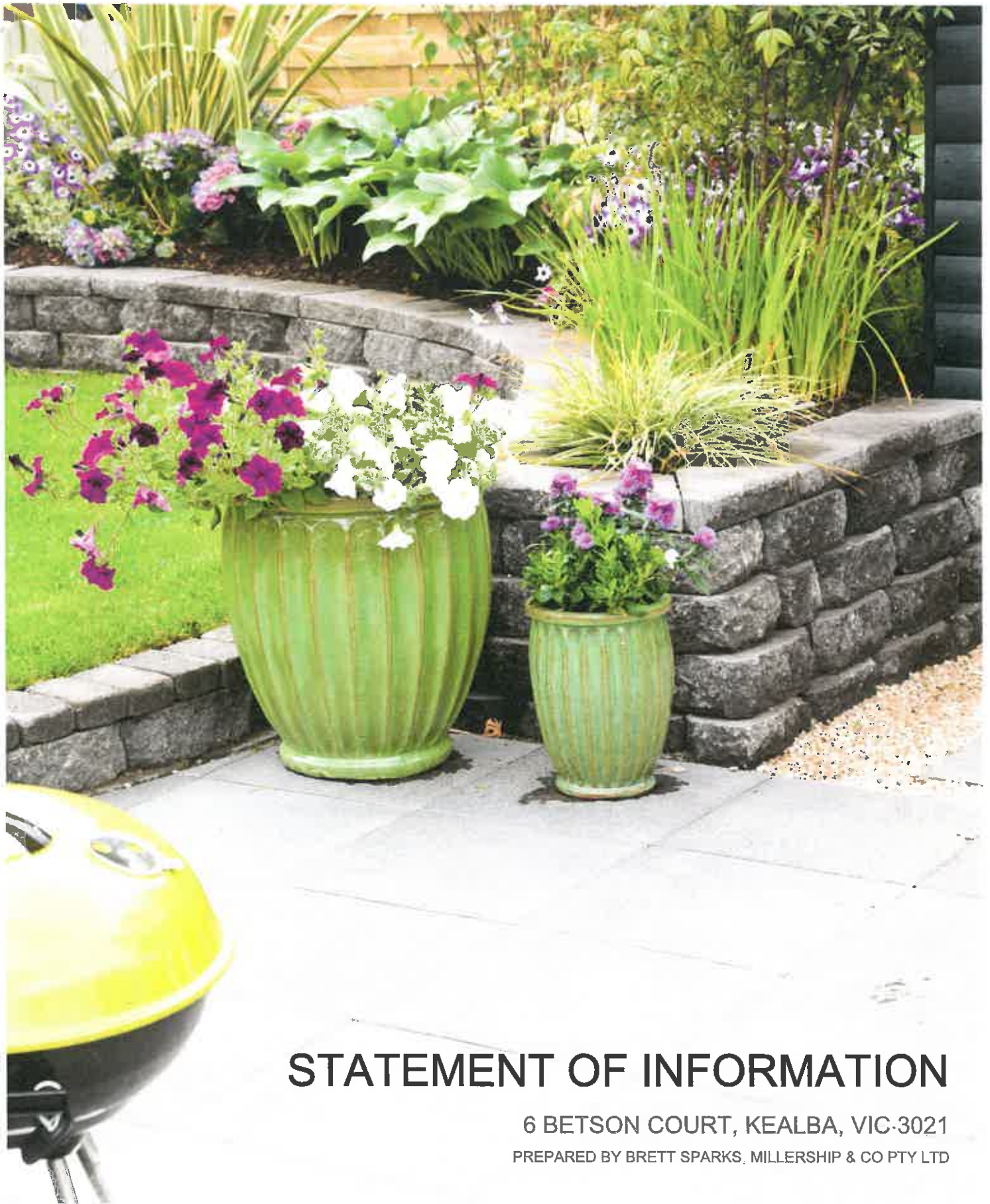




STATEMENT OF INFORMATION

6 BETSON COURT, KEALBA, VIC-3021
PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 BETSON COURT, KEALBA, VIC 3021

4 2 3

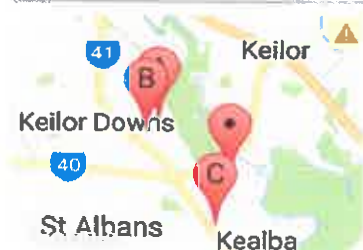
Indicative Selling Price

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

Price Range: 620,000 to 680,000

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



KEALBA, VIC, 3021

Suburb Median Sale Price (House)

\$515,000

01 July 2016 to 30 June 2017

Provided by pricefinder

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.



54 ODESSA AVE, KEILOR DOWNS, VIC 3038

4 2 2

Sale Price

***\$670,100**

Sale Date: 24/06/2017

Distance from Property: 1.3km



7 ANTWERP DR, KEILOR DOWNS, VIC 3038

4 2 2

Sale Price

***\$670,000**

Sale Date: 24/06/2017

Distance from Property: 1.3km



7 DONNELLY CRT, KEALBA, VIC 3021

4 2 2

Sale Price

***\$646,000**

Sale Date: 29/04/2017

Distance from Property: 762m



This report has been compiled on 25/07/2017 by Millership & Co Pty Ltd. 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

6 BETSON COURT, KEALBA, VIC 3021

Indicative selling price

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

Price Range: 620,000 to 680,000

Median sale price

Median price

\$515,000

House

☒

Unit

☐

Suburb

KEALBA

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

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
54 ODESSA AVE, KEILOR DOWNS, VIC 3038	*\$670,100	24/06/2017
7 ANTWERP DR, KEILOR DOWNS, VIC 3038	*\$670,000	24/06/2017
7 DONNELLY CRT, KEALBA, VIC 3021	*\$646,000	29/04/2017