

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

34 Fawkner Crescent, Keilor East Vic 3033

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Keilor East

Period - From 23/03/2022 to 22/03/2023 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	41 Orleans Rd AVONDALE HEIGHTS 3034	\$1,030,000	17/01/2023
2	28 Heather Av KEILOR EAST 3033	\$955,000	08/03/2023
3	2 Grant Gr KEILOR EAST 3033	\$900,000	25/02/2023

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.~~

This Statement of Information was prepared on:

23/03/2023 09:14



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Property Type: House (Previously Occupied - Detached)
Land Size: 627 sqm approx
 Agent Comments

Indicative Selling Price
 \$890,000 - \$970,000

Median House Price
 23/03/2022 - 22/03/2023: \$1,000,000

Comparable Properties

41 Orleans Rd AVONDALE HEIGHTS 3034 (REI)

Agent Comments

- - -

Price: \$1,030,000
Method: Private Sale
Date: 17/01/2023
Property Type: House (Res)



28 Heather Av KEILOR EAST 3033 (REI)

Agent Comments

4 2 2

Price: \$955,000
Method: Sold Before Auction
Date: 08/03/2023
Property Type: House (Res)



2 Grant Gr KEILOR EAST 3033 (REI)

Agent Comments

3 1 1

Price: \$900,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 541 sqm approx