Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 34 Fawkner Crescent, Keilor East Vic 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$890,000		&		\$970,000)			
Median sale p	rice								
Median price	\$1,000,000	Pro	operty Type	Hous	se		Suburb	Keilor East	
Period - From	23/03/2022	to	22/03/2023		So	urce	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.

Ado	dress 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





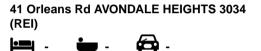




Property Type: House (Previously Occupied - Detached) Land Size: 627 sqm approx Agent Comments

Indicative Selling Price \$890,000 - \$970,000 **Median House Price** 23/03/2022 - 22/03/2023: \$1,000,000

Comparable Properties



Agent Comments



28 Heather Av KEILOR EAST 3033 (REI)

Agent Comments



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

2

Price: \$1,030,000 Method: Private Sale

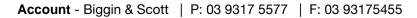
2 Grant Gr KEILOR EAST 3033 (REI)



Price: \$900,000

Method: Auction Sale Date: 25/02/2023 Property Type: House (Res) Land Size: 541 sqm approx

Agent Comments





propertydata

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