

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

66 Swan Street, Keilor Park Vic 3042

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$715,000

Property Type

House

Suburb

Keilor Park

Period - From

01/10/2018

to

30/09/2019

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	32 William St KEILOR PARK 3042	\$790,000	03/08/2019
2	42 Spence St KEILOR PARK 3042	\$735,000	16/11/2019
3	48 Fosters Rd KEILOR PARK 3042	\$730,000	06/09/2019

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:

13/12/2019 16:10



Property Type: House (Previously Occupied - Detached)
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$700,000

Median House Price
Year ending September 2019: \$715,000

Comparable Properties



32 William St KEILOR PARK 3042 (REI/VG)

Agent Comments



Price: \$790,000
Method: Auction Sale
Date: 03/08/2019
Property Type: House (Res)
Land Size: 874 sqm approx



42 Spence St KEILOR PARK 3042 (REI)

Agent Comments



Price: \$735,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)



48 Fosters Rd KEILOR PARK 3042 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 06/09/2019
Property Type: House (Res)
Land Size: 697 sqm approx