

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

2/38 Driscolls Road, Kealba Vic 3021

Indicative selling price

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

Single Price

\$525,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Kealba

Period - From

26/04/2020

to

25/04/2021

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	2/76 Walmer Av ST ALBANS 3021	\$550,000	31/12/2020
2	5/11-13 Millawa Av ST ALBANS 3021	\$496,500	23/12/2020
3	2/44 Norman St ST ALBANS 3021	\$455,000	22/03/2021

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:

26/04/2021 15:56

2/38 Driscolls Road, Kealba Vic 3021



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Rooms: 5
Property Type: Unit
Land Size: 226 sqm approx
Agent Comments

Indicative Selling Price
\$525,000
Median House Price
26/04/2020 - 25/04/2021: \$600,000

Comparable Properties

2/76 Walmer Av ST ALBANS 3021 (VG)

Agent Comments

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Price: \$550,000
Method: Sale
Date: 31/12/2020
Property Type: Flat/Unit/Apartment (Res)



5/11-13 Millawa Av ST ALBANS 3021 (REI/VG)

Agent Comments

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Price: \$496,500
Method: Private Sale
Date: 23/12/2020
Property Type: Unit



2/44 Norman St ST ALBANS 3021 (REI/VG)

Agent Comments

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Price: \$455,000
Method: Private Sale
Date: 22/03/2021
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044