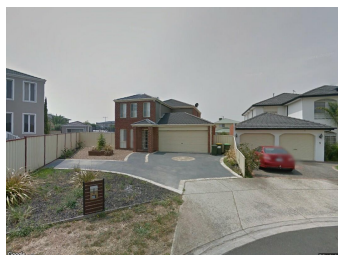


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 NEBULA COURT, KEALBA, VIC 3021**

 3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$650,000 to \$700,000**

Provided by: Michael Cahill, Barry Plant Caroline Springs

## MEDIAN SALE PRICE



**KEALBA, VIC, 3021**

Suburb Median Sale Price (Vacant Land)

**\$330,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**3 CALVERTON RD, KEALBA, VIC 3021**

 3  2  2

### Sale Price

**\*\$650,000**

Sale Date: 07/10/2017

Distance from Property: 850m



**11 LONGFORD CRT, KEALBA, VIC 3021**

 3  2  2

### Sale Price

**\$650,000**

Sale Date: 15/11/2017

Distance from Property: 432m



**1 FINCHLEY PL, KEALBA, VIC 3021**

 3  2  2

### Sale Price

**\$655,000**

Sale Date: 05/08/2017

Distance from Property: 880m



This report has been compiled on 25/01/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

8 NEBULA COURT, KEALBA, VIC 3021

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$650,000 to \$700,000

Median sale price

Median price

\$330,000

House

Unit

Suburb

KEALBA

Period

01 January 2017 to 31 December 2017

Source



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 |
|-----------------------------------|------------|--------------|
| 3 CALVERTON RD, KEALBA, VIC 3021  | *\$650,000 | 07/10/2017   |
| 11 LONGFORD CRT, KEALBA, VIC 3021 | \$650,000  | 15/11/2017   |
| 1 FINCHLEY PL, KEALBA, VIC 3021   | \$655,000  | 05/08/2017   |