

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

49 Roberts Street, Keilor East Vic 3033

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,150,000

Property Type House

Suburb Keilor East

Period - From 01/10/2021

to 31/12/2021

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	50 Roberts St KEILOR EAST 3033	\$1,100,000	14/10/2021
2	43 Vista Dr KEILOR EAST 3033	\$1,081,000	02/10/2021
3	17 Park Dr KEILOR EAST 3033	\$1,056,000	07/10/2021

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:

15/03/2022 10:07



3 2 4

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median House Price

December quarter 2021: \$1,150,000

Comparable Properties



50 Roberts St KEILOR EAST 3033 (REI)

Agent Comments

3 1 1

Price: \$1,100,000

Method: Private Sale

Date: 14/10/2021

Property Type: House



43 Vista Dr KEILOR EAST 3033 (REI)

Agent Comments

4 2 4

Price: \$1,081,000

Method: Sold Before Auction

Date: 02/10/2021

Property Type: House (Res)



17 Park Dr KEILOR EAST 3033 (REI)

Agent Comments

3 2 1

Price: \$1,056,000

Method: Private Sale

Date: 07/10/2021

Rooms: 5

Property Type: House (Res)

Land Size: 571 sqm approx