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	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$990,000		&		\$1,080,000			
Median sale p	rice							
Median price	\$1,150,000	Pro	operty Type	Hou	se		Suburb	Keilor East
Period - From	01/10/2021	to	31/12/2021		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	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









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)



Price: \$1,100,000 Method: Private Sale Date: 14/10/2021 Property Type: House

Agent Comments

Agent Comments

Agent Comments

43 Vista Dr KEILOR EAST 3033 (REI)



Price: \$1,081,000 Method: Sold Before Auction Date: 02/10/2021 Property Type: House (Res)

17 Park Dr KEILOR EAST 3033 (REI)

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Price: \$1,056,000 Method: Private Sale Date: 07/10/2021 Rooms: 5 Property Type: House (Res) Land Size: 571 sqm approx

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455



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