

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

22 Pennington Street, Keilor East Vic 3033

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$831,000

Property Type House

Suburb Keilor East

Period - From 01/01/2020

to 31/03/2020

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	11a Byron Av KEILOR EAST 3033	\$1,118,000	22/02/2020
2	74 Wingara Av KEILOR EAST 3033	\$1,102,000	28/02/2020
3	63a David Av KEILOR EAST 3033	\$1,035,000	11/04/2020

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:

01/07/2020 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2020: \$831,000

Comparable Properties



11a Byron Av KEILOR EAST 3033 (REI)

Agent Comments



Price: \$1,118,000
Method: Auction Sale
Date: 22/02/2020
Property Type: Townhouse (Res)



74 Wingara Av KEILOR EAST 3033 (REI)

Agent Comments



Price: \$1,102,000
Method: Private Sale
Date: 28/02/2020
Property Type: Townhouse (Single)



63a David Av KEILOR EAST 3033 (REI)

Agent Comments



Price: \$1,035,000
Method: Private Sale
Date: 11/04/2020
Property Type: Townhouse (Res)