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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$831,000	Pro	operty Type	Hous	se		Suburb	Keilor East
Period - From	01/01/2020	to	31/03/2020		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	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)



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



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)

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.