

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

7 Janet Street, Keilor East Vic 3033

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$1,013,750 Property Type House Suburb Keilor East

Period - From 01/07/2024 to 30/09/2024 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	49 Wonganella Dr KEILOR EAST 3033	\$1,018,000	23/11/2024
2	30 Henry St KEILOR EAST 3033	\$940,000	13/11/2024
3	31 Wyong St KEILOR EAST 3033	\$1,040,000	08/10/2024

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:

17/12/2024 13:45



Property Type: House (Previously Occupied - Detached)
Land Size: 662 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$920,000 - \$990,000
Median House Price
September quarter 2024: \$1,013,750

Comparable Properties



49 Wonganella Dr KEILOR EAST 3033 (REI)

[Agent Comments](#)



Price: \$1,018,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 557 sqm approx



30 Henry St KEILOR EAST 3033 (REI)

[Agent Comments](#)



Price: \$940,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: House (Res)
Land Size: 588 sqm approx



31 Wyong St KEILOR EAST 3033 (REI)

[Agent Comments](#)



Price: \$1,040,000
Method: Sold Before Auction
Date: 08/10/2024
Property Type: House (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655