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 betweer	n \$920,000		&		\$990,000				
Median sale price									
Median price	\$1,013,750	Property Type Hous		se s		Suburb	Keilor East		
Period - From	01/07/2024	to	30/09/2024		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.

Ade	dress 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



7 Janet Street, Keilor East Vic 3033







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
30 Henry St KEILOR EAST 3033 (REI) 3 1 4 Price: \$940,000 Method: Sold Before Auction Date: 13/11/2024 Property Type: House (Res) Land Size: 588 sqm approx	Agent Comments
31 Wyong St KEILOR EAST 3033 (REI) 3 1 Price: \$1,040,000 Method: Sold Before Auction Date: 08/10/2024 Property Type: House (Res)	Agent Comments

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