

# STATEMENT OF INFORMATION

200 RACHELLE ROAD, KEILOR EAST, VIC 3033

PREPARED BY SAM CARDAMONE, PENNISI REAL ESTATE, PHONE: 0415 952 891



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**200 RACHELLE ROAD, KEILOR EAST, VIC**  5  2  2

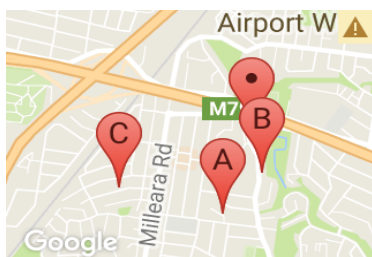
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$880,000**

Provided by: Sam Cardamone, Pennisi Real Estate

## MEDIAN SALE PRICE



### KEILOR EAST, VIC, 3033

Suburb Median Sale Price (House)

**\$850,000**

01 April 2017 to 31 March 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**10 BERNARD CRT, KEILOR EAST, VIC 3033**  3  1  1

### Sale Price

**\*\$866,000**

Sale Date: 06/06/2018

Distance from Property: 607m



**166 RACHELLE RD, KEILOR EAST, VIC 3033**  4  2  2

### Sale Price

**\*\$901,500**

Sale Date: 17/02/2018

Distance from Property: 291m



**18 WUNNAMURRA DR, KEILOR EAST, VIC 3033**  3  3  2

### Sale Price

**\$880,000**

Sale Date: 04/03/2018

Distance from Property: 950m



This report has been compiled on 15/06/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

200 RACHELLE ROAD, KEILOR EAST, VIC 3033

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$880,000

Median sale price

Median price

\$850,000

House

X

Unit


Suburb

KEILOR EAST

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
10 BERNARD CRT, KEILOR EAST, VIC 3033	*\$866,000	06/06/2018
166 RACHELLE RD, KEILOR EAST, VIC 3033	*\$901,500	17/02/2018
18 WUNNAMURRA DR, KEILOR EAST, VIC 3033	\$880,000	04/03/2018