

## 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

114 Prospect Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$772,000

Property type

House

Suburb

Keilor East

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### 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 6 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 16 Grantchester Avenue Keilor East VIC 3033 | \$715,000 | 29-Apr-19 |
| 11 Lauricella Avenue Keilor East VIC 3033   | \$740,000 | 13-Jul-19 |
| 20 Groves Street Keilor East VIC 3033       | \$720,000 | 16-Jun-19 |

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 6 months.~~

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**16 Grantchester Avenue Keilor East VIC 3033** Sold Price **\$715,000** Sold Date **29-Apr-19**

3 1 1

Distance **0.17km**



**11 Lauricella Avenue Keilor East VIC 3033** Sold Price **\$740,000** Sold Date **13-Jul-19**

4 2 2

Distance **0.9km**



**20 Groves Street Keilor East VIC 3033** Sold Price **\$720,000** Sold Date **16-Jun-19**

3 1 2

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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