



David Gigliotti
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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

12 Grantchester Avenue Keilor East VIC 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$655,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

*House

X

*Unit

Suburb

Keilor East

Period-from

01 Dec 2017

to

30 Nov 2018

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 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

50 West Gateway Keilor East VIC 3033	\$660,000	15-Sep-18
122 Sterling Drive Keilor East VIC 3033	\$660,000	08-Sep-18
42 Parkside Avenue Keilor East VIC 3033	\$702,000	13-Sep-18

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.~~

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**50 West Gateway Keilor East VIC
3033**

Sold Price

\$660,000

Sold Date

15-Sep-18

 3  1  2

Distance

0.23km



**122 Sterling Drive Keilor East VIC
3033**

Sold Price

Sold Date

08-Sep-18

 3  1  2

Distance

0.35km



**42 Parkside Avenue Keilor East VIC
3033**

Sold Price

\$702,000

Sold Date

13-Sep-18

 3  2  2

Distance

0.56km

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