

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

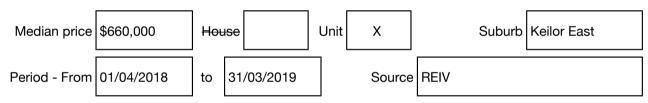
ss 2/30 Woorite Place, Keilor East Vic 3033 nd de

Indicative selling price

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

Range between	\$670,000	&	\$730,000	

Median sale price



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	91a Wyong St KEILOR EAST 3033	\$785,000	06/04/2019
2	2a Collinson St KEILOR PARK 3042	\$722,000	15/06/2019
3	3/1 Granite Way KEILOR EAST 3033	\$699,000	12/06/2019

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.

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

propertydata

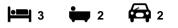
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Alex Puglia

4 4 6 8 34 28A 26 28A 26 24 26 24 10



Rooms: Property Type: Townhouse Agent Comments 9326 8883 0458 393 162 alex@alexkarbon.com.au

Indicative Selling Price \$670,000 - \$730,000 Median Unit Price Year ending March 2019: \$660,000

Comparable Properties



91a Wyong St KEILOR EAST 3033 (REI)



Price: \$785,000 Method: Auction Sale Date: 06/04/2019 Rooms: -Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments



Price: \$722,000 Method: Auction Sale Date: 15/06/2019 Rooms: -Property Type: Townhouse (Res) Land Size: 189 sqm approx



3/1 Granite Way KEILOR EAST 3033 (REI)



Price: \$699,000 Method: Private Sale Date: 12/06/2019 Rooms: -Property Type: Townhouse (Single)

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