



STATEMENT OF INFORMATION

7 LENTINI PLACE, KEILOR LODGE, VIC 3038

PREPARED BY CAMERON PARKER, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 LENTINI PLACE, KEILOR LODGE, VIC

4 2 2

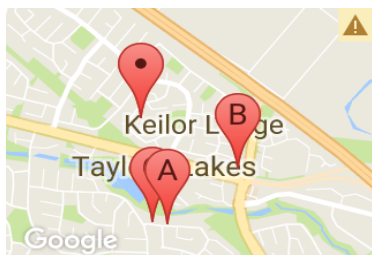
Indicative Selling Price

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

Price Range: 670,000 to 720,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



KEILOR LODGE, VIC, 3038

Suburb Median Sale Price (House)

\$682,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



52 PINDARI AVE, TAYLORS LAKES, VIC 3038

4 3 6

Sale Price

***\$677,000**

Sale Date: 11/08/2017

Distance from Property: 780m



8 TURIN PL, KEILOR LODGE, VIC 3038

4 2 1

Sale Price

***\$665,000**

Sale Date: 28/07/2017

Distance from Property: 731m



64 PINDARI AVE, TAYLORS LAKES, VIC 3038

3 2 3

Sale Price

***\$693,000**

Sale Date: 29/07/2017

Distance from Property: 747m



This report has been compiled on 11/09/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - 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

7 LENTINI PLACE, KEILOR LODGE, VIC 3038

Indicative selling price

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

Price Range:

670,000 to 720,000

Median sale price

Median price

\$682,500

House

X

Unit

Suburb

KEILOR LODGE

Period

01 July 2016 to 30 June 2017

Source


pricefinder

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 |
|---|------------|--------------|
| 52 PINDARI AVE, TAYLORS LAKES, VIC 3038 | *\$677,000 | 11/08/2017 |
| 8 TURIN PL, KEILOR LODGE, VIC 3038 | *\$665,000 | 28/07/2017 |
| 64 PINDARI AVE, TAYLORS LAKES, VIC 3038 | *\$693,000 | 29/07/2017 |