

## 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

10 Hopkins Avenue, Keilor Vic 3036

### Indicative selling price

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

Range between

\$720,000

&

\$740,000

### Median sale price

Median price

\$797,650

House

X

Unit

Suburb

Keilor

Period - From

01/01/2018

to

31/12/2018

Source

REIV

### 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	839 Old Calder Hwy KEILOR 3036	\$745,000	29/10/2018
2	237 Burrowye Cr KEILOR 3036	\$740,000	02/11/2018
3	56 Campaspe Cr KEILOR 3036	\$716,000	14/11/2018

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.



 4    2    3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 542 sqm approx

Agent Comments

## Comparable Properties



**839 Old Calder Hwy KEILOR 3036 (REI)**

Agent Comments

 3    2    1

**Price:** \$745,000

**Method:** Sold Before Auction

**Date:** 29/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 572 sqm approx

**237 Burrowye Cr KEILOR 3036 (REI)**

Agent Comments

 3    -    -

**Price:** \$740,000

**Method:** Private Sale

**Date:** 02/11/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 644 sqm approx



**56 Campaspe Cr KEILOR 3036 (REI)**

Agent Comments

 4    2    2

**Price:** \$716,000

**Method:** Private Sale

**Date:** 14/11/2018

**Rooms:** -

**Property Type:** House