

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

62 Nyah Street, Keilor East Vic 3033

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,117,500

Property Type House

Suburb Keilor East

Period - From 01/04/2022

to 30/06/2022

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	53 Wonganella Dr KEILOR EAST 3033	\$890,000	18/06/2022
2	3/2 Milleara Rd KEILOR EAST 3033	\$880,000	03/03/2022
3	34 Milleara Rd KEILOR EAST 3033	\$820,000	07/08/2022

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.~~

This Statement of Information was prepared on:

17/08/2022 16:09



3
 2
 1

Rooms: 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

June quarter 2022: \$1,117,500

Comparable Properties



53 Wonganella Dr KEILOR EAST 3033 (REI)

Agent Comments

4
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 1

Price: \$890,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 644 sqm approx



3/2 Milleara Rd KEILOR EAST 3033 (REI)

Agent Comments

3
 2
 2

Price: \$880,000

Method: Sold Before Auction

Date: 03/03/2022

Property Type: Townhouse (Res)



34 Milleara Rd KEILOR EAST 3033 (REI)

Agent Comments

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 1
 -

Price: \$820,000

Method: Private Sale

Date: 07/08/2022

Property Type: House

Land Size: 612 sqm approx

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455