

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

5 Sprint Street, Keilor Park Vic 3042

Indicative selling price

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

Range between \$730,000

&

\$750,000

Median sale price

Median price \$856,000

Property Type House

Suburb Keilor Park

Period - From 30/05/2022

to

29/05/2023

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	2b Olive Gr AIRPORT WEST 3042	\$780,000	09/03/2023
2	1/15 South Rd AIRPORT WEST 3042	\$762,500	31/03/2023
3	12a Quinella CI KEILOR PARK 3042	\$719,000	18/03/2023

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:

30/05/2023 11:42