

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

6B McPherson Street Keilor East VIC 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,450

Property type

Other

Suburb

Keilor East

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

2 Mues Street Keilor East VIC 3033	\$1,205,000	10-Dec-20
27 Roberts Street Keilor East VIC 3033	\$1,080,000	06-Nov-20
58A Wood Street Avondale Heights VIC 3034	\$1,122,000	09-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 01 March 2021



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2 Mues Street Keilor East VIC 3033 Sold Price **\$1,205,000** Sold Date -

- - -

Distance **0.01km**



27 Roberts Street Keilor East VIC 3033 Sold Price **\$1,080,000** Sold Date **06-Nov-20**

4 3 -

Distance **0.24km**



58A Wood Street Avondale Heights VIC 3034 Sold Price **\$1,122,000** Sold Date -

- - -

Distance **2.16km**

RS = Recent sale

UN = Undisclosed Sale

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