

STATEMENT OF INFORMATION

8 TURIN PLACE, KEILOR LODGE, VIC 3038

PREPARED BY MICHAEL CAHILL, BARRY PLANT TAYLORS LAKES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 TURIN PLACE, KEILOR LODGE, VIC 3038  3  2  1

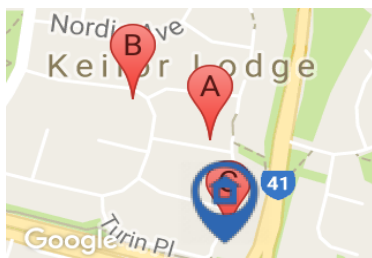
Indicative Selling Price

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

\$615,000 to \$675,000

Provided by: Michael Cahill, Barry Plant Caroline Springs

SUBURB MEDIAN



KEILOR LODGE, VIC, 3038

Suburb Median Sale Price (House)

\$649,000

01 April 2016 to 31 March 2017

Provided by: 

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.



10 VENTURA CRT, KEILOR LODGE, VIC 3038  3  2  1

Sale Price

\$670,000

Sale Date: 03/12/2016

Distance from Property: 189m



36 MESSINA CRES, KEILOR LODGE, VIC 3038  4  2  2

Sale Price

***\$625,000**

Sale Date: 25/03/2017

Distance from Property: 302m



10 TURIN PL, KEILOR LODGE, VIC 3038  4  2  1

Sale Price

\$638,000

Sale Date: 10/12/2016

Distance from Property: 16m



This report has been compiled on 29/05/2017 by Barry Plant Caroline Springs. 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

8 TURIN PLACE, KEILOR LODGE, VIC 3038

Indicative selling price

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

Single Price / Range

\$615,000 to \$675,000

Median sale price

Median price

\$649,000

House

X

Unit


Suburb

KEILOR LODGE

Period

01 April 2016 to 31 March 2017

Source



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
10 VENTURA CRT, KEILOR LODGE, VIC 3038	\$670,000	03/12/2016
36 MESSINA CRES, KEILOR LODGE, VIC 3038	*\$625,000	25/03/2017
10 TURIN PL, KEILOR LODGE, VIC 3038	\$638,000	10/12/2016