

Fred Abraham  
P 9390 9400  
M 0449 255 871  
E fred.abraham@professionals.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Santos Court Keilor Downs VIC 3038

 3  2  1

## Indicative Selling Price

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

Range between \$635,000 & \$650,000

## Median Sale Price




\$670,000 Houses in Keilor downs between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 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.






<b>44 Dongola Road Keilor Downs VIC 3038</b>	Sold Price	<b>\$645,000</b>	Sold Date	<b>20-May-18</b>
 3  2  2			Distance	<b>0.15km</b>



<b>11 Nyanda Close Keilor Downs VIC 3038</b>	Sold Price	<b>\$650,000</b>	Sold Date	<b>19-Jun-18</b>
 3  2  4			Distance	<b>0.44km</b>



<b>3 Rowan Drive Kealba VIC 3021</b>	Sold Price	<b>\$635,000</b>	Sold Date	<b>18-May-18</b>
 3  2  2			Distance	<b>1km</b>

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