

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BELMONT AVENUE, KEILOR DOWNS,

 4  2  3

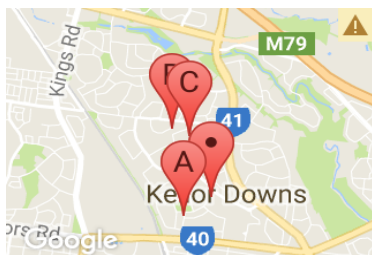
Indicative Selling Price

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

Single Price: \$710,000

Provided by: Sash Mitrevski, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$619,000

01 October 2016 to 30 September 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.



17 RODNEY DR, KEILOR DOWNS, VIC 3038

 4  2  1

Sale Price

\$720,000

Sale Date: 27/03/2017

Distance from Property: 458m



9 STOCKWELL CRES, KEILOR DOWNS, VIC

 4  2  2

Sale Price

\$736,000

Sale Date: 25/03/2017

Distance from Property: 1.1km



7 ATTLEY CRT, KEILOR DOWNS, VIC 3038

 5  3  4

Sale Price

\$675,000

Sale Date: 14/03/2017

Distance from Property: 922m



This report has been compiled on 09/10/2017 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

3 BELMONT AVENUE, KEILOR DOWNS, VIC 3038

Indicative selling price

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

Single Price:

\$710,000

Median sale price

Median price

\$619,000

House

X

Unit

Suburb

KEILOR DOWNS

Period

01 October 2016 to 30 September 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
17 RODNEY DR, KEILOR DOWNS, VIC 3038	\$720,000	27/03/2017
9 STOCKWELL CRES, KEILOR DOWNS, VIC 3038	\$736,000	25/03/2017
7 ATTLEY CRT, KEILOR DOWNS, VIC 3038	\$675,000	14/03/2017