

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
2/2a Snow Street, Keilor Park Vic 3042

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$721,000

House

X

Unit

Suburb Keilor Park

Period - From 01/07/2017

to 30/06/2018

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	19 Swan St KEILOR PARK 3042	\$645,000	02/06/2018
2	2/12 Randwick Dr KEILOR PARK 3042	\$620,000	15/03/2018
3	3/18 Snow St KEILOR PARK 3042	\$565,000	16/04/2018

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.



Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$630,000
Median House Price
Year ending June 2018: \$721,000

Comparable Properties



19 Swan St KEILOR PARK 3042 (REI)

Agent Comments



Price: \$645,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)



2/12 Randwick Dr KEILOR PARK 3042 (REI/VG) Agent Comments



Price: \$620,000
Method: Private Sale
Date: 15/03/2018
Rooms: -
Property Type: House (Res)



3/18 Snow St KEILOR PARK 3042 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 16/04/2018
Rooms: 3
Property Type: Unit