

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

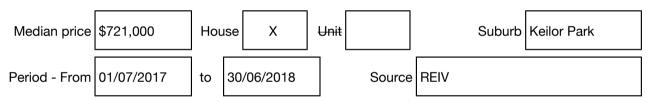
s |2/2a Snow Street, Keilor Park Vic 3042 d e

Indicative selling price

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

| Range between | \$600,000 | & | \$630,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price



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.

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



2/2a Snow Street, Keilor Park Vic 3042







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)



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



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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

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335

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