14 Noga Avenue, Keilor East Vic 3033

## \* Professionals





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 571 sqm Agent Comments Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price March quarter 2017: \$770,000

# **Comparable Properties**

59 Hoffmans Rd NIDDRIE 3042 (REI) 3  1  2 Price: \$944,000	Agent Comments
Method: Auction Sale Date: 13/05/2017 Rooms: 5 Property Type: House (Res) Land Size: 597 sqm	
66 Bowes Av AIRPORT WEST 3042 (REI) 3 2 2 1 Price: \$905,000 Method: Auction Sale Date: 29/04/2017	Agent Comments
Rooms: 4         Property Type: House (Res)         Land Size: 297 sqm         83 Quinn Gr KEILOR EAST 3033 (REI)         Image: 3       Image: 1         2	Agent Comments
Price: \$860,000 Method: Private Sale Date: 05/05/2017 Rooms: 4 Property Type: House (Res) Land Size: 616 sqm	

Account - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821 95254086

#### Generated: 02/06/2017 09:54

REIV



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.

# 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

#### Indicative selling price

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

 Range between
 \$800,000
 &
 \$880,000

 Median sale price

 <

#### **Comparable property sales**

These are the three properties sold within two 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.

Address of comparable property	Price	Date of sale
59 Hoffmans Rd NIDDRIE 3042	\$944,000	13/05/2017
66 Bowes Av AIRPORT WEST 3042	\$905,000	29/04/2017
83 Quinn Gr KEILOR EAST 3033	\$860,000	05/05/2017

Account - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821 95254086

propertydata

#### Generated: 02/06/2017 09:54



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.