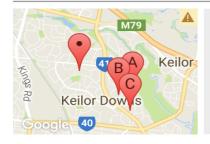


### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### **MEDIAN SALE PRICE**



## **KEILOR DOWNS, VIC, 3038**

Suburb Median Sale Price (House)

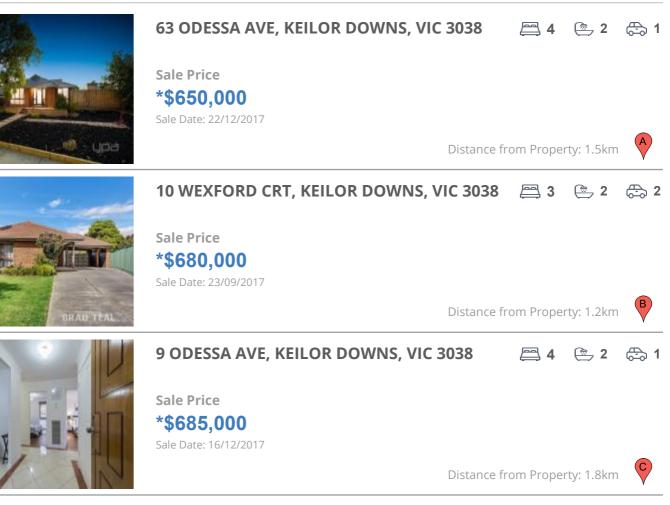
\$650,250

01 January 2017 to 31 December 2017

Provided by: pricefinder

### **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.



This report has been compiled on 25/01/2018 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2018 - 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 SOBAR COURT, KEILOR DOWNS, VIC 3038

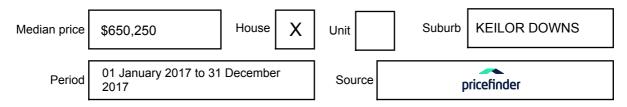
#### Indicative selling price

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

Single Price:

ce: 670,000

#### Median sale price



#### **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
63 ODESSA AVE, KEILOR DOWNS, VIC 3038	*\$650,000	22/12/2017
10 WEXFORD CRT, KEILOR DOWNS, VIC 3038	*\$680,000	23/09/2017
9 ODESSA AVE, KEILOR DOWNS, VIC 3038	*\$685,000	16/12/2017