

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 SOBAR COURT, KEILOR DOWNS, VIC

 4  2  1

Indicative Selling Price

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

Single Price: **670,000**

Provided by: Michael Cahill, Barry Plant Caroline Springs

MEDIAN SALE PRICE



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$650,250

01 January 2017 to 31 December 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.



63 ODESSA AVE, KEILOR DOWNS, VIC 3038

 4  2  1

Sale Price

***\$650,000**

Sale Date: 22/12/2017

Distance from Property: 1.5km



10 WEXFORD CRT, KEILOR DOWNS, VIC 3038

 3  2  2

Sale Price

***\$680,000**

Sale Date: 23/09/2017

Distance from Property: 1.2km



9 ODESSA AVE, KEILOR DOWNS, VIC 3038

 4  2  1

Sale Price

***\$685,000**

Sale Date: 16/12/2017

Distance from Property: 1.8km



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: 670,000

Median sale price

Median price

\$650,250

House

Unit

Suburb

KEILOR DOWNS

Period

01 January 2017 to 31 December 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 |
|--|------------|--------------|
| 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 |