

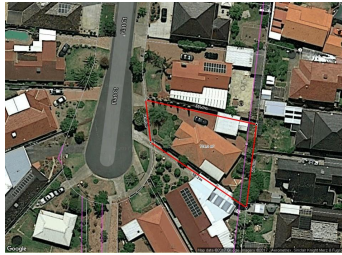
STATEMENT OF INFORMATION

18 FIAT COURT, KEILOR DOWNS, VIC 3038

PREPARED BY C.BURAK BINATLI, BORAN REAL ESTATE, PHONE: 0455663331

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 FIAT COURT, KEILOR DOWNS, VIC 3038  4  1  2

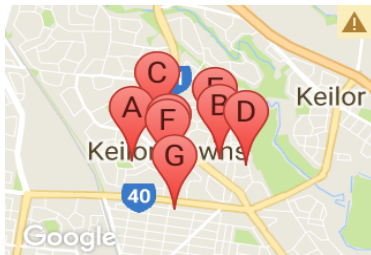
Indicative Selling Price

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

Price Range: **\$680,000 to \$720,000**

Provided by: C.Burak Binatli, Boran Real Estate

MEDIAN SALE PRICE



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$608,000

01 July 2016 to 30 June 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.



1 HOTCHKISS WAY, KEILOR DOWNS, VIC 3038  4  2  2

Sale Price

***\$715,000**

Sale Date: 24/06/2017

Distance from Property: 499m



7 ANTWERP DR, KEILOR DOWNS, VIC 3038  4  2  2

Sale Price

***\$670,000**

Sale Date: 24/06/2017

Distance from Property: 674m



1 MATHIS AVE, KEILOR DOWNS, VIC 3038  4  3  2

Sale Price

***\$750,000**

Sale Date: 13/06/2017

Distance from Property: 619m



This report has been compiled on 12/07/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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43 TARELLA DR, KEILOR DOWNS, VIC 3038

4 2 3

Sale Price

***\$790,000**

Sale Date: 27/05/2017

Distance from Property: 1km



9 VERDEN PL, KEILOR DOWNS, VIC 3038

4 2 2

Sale Price

\$625,000

Sale Date: 22/05/2017

Distance from Property: 711m



32 THORNHILL DR, KEILOR DOWNS, VIC 3038

4 2 2

Sale Price

\$665,100

Sale Date: 01/05/2017

Distance from Property: 80m



47 HELEN ST, ST ALBANS, VIC 3021

4 1 3

Sale Price

\$710,000

Sale Date: 25/02/2017

Distance from Property: 597m



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

18 FIAT COURT, KEILOR DOWNS, VIC 3038

Indicative selling price

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

Price Range: \$680,000 to \$720,000

Median sale price

Median price

\$608,000

House

Unit

Suburb

KEILOR DOWNS

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
1 HOTCHKISS WAY, KEILOR DOWNS, VIC 3038	*\$715,000	24/06/2017
7 ANTWERP DR, KEILOR DOWNS, VIC 3038	*\$670,000	24/06/2017
1 MATHIS AVE, KEILOR DOWNS, VIC 3038	*\$750,000	13/06/2017
43 TARELLA DR, KEILOR DOWNS, VIC 3038	*\$790,000	27/05/2017

9 VERDEN PL, KEILOR DOWNS, VIC 3038	\$625,000	22/05/2017
32 THORNHILL DR, KEILOR DOWNS, VIC 3038	\$665,100	01/05/2017
47 HELEN ST, ST ALBANS, VIC 3021	\$710,000	25/02/2017