

## 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	8 Belle Vista, Keilor East Vic 3033
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$630,000	&	\$680,000
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#### Median sale price

Median price	\$700,000	House		Unit	X	Suburb	Keilor East
Period - From	01/01/2017	to	31/12/2017	Source	REIV		

#### 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	1/16 Shelley St KEILOR EAST 3033	\$695,000	19/07/2017
2	38 Lakeside Cr KEILOR EAST 3033	\$605,000	13/11/2017
3	2/192 Milleara Rd KEILOR EAST 3033	\$583,000	20/07/2017

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.



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$680,000  
**Median Unit Price**  
Year ending December 2017: \$700,000

## Comparable Properties

1/16 Shelley St KEILOR EAST 3033 (REI)

Agent Comments



**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 19/07/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



38 Lakeside Cr KEILOR EAST 3033 (REI/VG)

Agent Comments



**Price:** \$605,000  
**Method:** Auction Sale  
**Date:** 13/11/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 115 sqm approx

2/192 Milleara Rd KEILOR EAST 3033 (VG)

Agent Comments



**Price:** \$583,000  
**Method:** Sale  
**Date:** 20/07/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)