

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

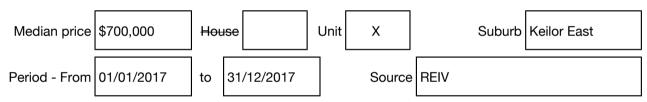
ess 8 Belle Vista, Keilor East Vic 3033 and ode

Indicative selling price

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

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



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.

Ad	dress 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.

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335

propertydata

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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.



8 Belle Vista, Keilor East Vic 3033







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) 3 2 2 1 Price: \$695,000 Method: Private Sale Date: 19/07/2017 Rooms: - Property Type: Townhouse (Res)	Agent Comments
38 Lakeside Cr KEILOR EAST 3033 (REI/VG) 3 2 2 1 Price: \$605,000 Method: Auction Sale Date: 13/11/2017 Rooms: 4 Property Type: Townhouse (Res) Land Size: 115 sqm approx	Agent Comments
2/192 Milleara Rd KEILOR EAST 3033 (VG) 3	Agent Comments

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