



**Indicative Selling Price** \$900,000 **Median House Price** June quarter 2017: \$860,000





Rooms:

Property Type: House (Res)

**Agent Comments** 

# Comparable Properties



59 Hoffmans Rd NIDDRIE 3042 (REI)



Price: \$944,000 Method: Auction Sale Date: 13/05/2017

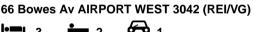
Rooms: 5

Property Type: House (Res)

Land Size: 597 sqm approx







Price: \$905,000 Method: Auction Sale Date: 29/04/2017 Rooms: 4

Property Type: House (Res) Land Size: 297 sqm approx



83 Quinn Gr KEILOR EAST 3033 (REI)





Price: \$860,000 Method: Private Sale Date: 05/05/2017

Rooms: 4

Property Type: House (Res) Land Size: 616 sqm approx

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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.

**Agent Comments** 

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Agent Comments

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# 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	14 Noga Avenue, Keilor East Vic 3033
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$900,000

#### Median sale price

Median price	\$860,000	H	ouse	Х	:	Suburl	Keilor East
Period - From	01/04/2017	to	30/06	6/2017	Sourc	e RE	V

# Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
59 Hoffmans Rd NIDDRIE 3042	\$944,000	13/05/2017
66 Bowes Av AIRPORT WEST 3042	\$905,000	29/04/2017
83 Quinn Gr KEILOR EAST 3033	\$860,000	05/05/2017

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