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

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

## Comparable Properties



59 Hoffmans Rd NIDDRIE 3042 (REI)

**Agent Comments**

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**Price:** \$944,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx



66 Bowes Av AIRPORT WEST 3042 (REI/VG)

**Agent Comments**

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**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)

**Agent Comments**

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**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 05/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx

## 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 14 Noga Avenue, Keilor East Vic 3033

#### Indicative selling price

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

Single price \$900,000

#### Median sale price

Median price \$860,000

House X

Suburb Keilor East

Period - From 01/04/2017 to 30/06/2017

Source REIV

#### 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