

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**200 RACHELLE ROAD, KEILOR EAST, VIC**  5  2  2

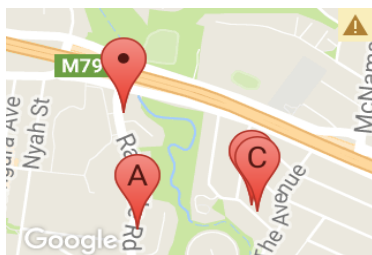
### Indicative Selling Price

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

Price Range: **\$1,059,000 to \$1,170,000**

Provided by: Anthony Macri, Pennisi Real Estate

## MEDIAN SALE PRICE



**KEILOR EAST, VIC, 3033**

Suburb Median Sale Price (House)

**\$824,000**

01 January 2017 to 31 December 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.



**148 RACHELLE RD, KEILOR EAST, VIC 3033**  4  3  2

Sale Price

**\*\$1,160,000**

Sale Date: 26/08/2017

Distance from Property: 420m



**12 GOBLE ST, NIDDRIE, VIC 3042**  3  2  2

Sale Price

**\*\$1,250,000**

Sale Date: 02/12/2017

Distance from Property: 534m



**8 GOBLE ST, NIDDRIE, VIC 3042**  3  2  2

Sale Price

**\$1,130,000**

Sale Date: 05/07/2017

Distance from Property: 565m



This report has been compiled on 09/02/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

200 RACHELLE ROAD, 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)

Price Range: \$1,059,000 to \$1,170,000

### Median sale price

Median price \$824,000

House

Unit

Suburb

KEILOR EAST

Period

01 January 2017 to 31 December 2017

Source



### 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
148 RACHELLE RD, KEILOR EAST, VIC 3033	*\$1,160,000	26/08/2017
12 GOBLE ST, NIDDRIE, VIC 3042	*\$1,250,000	02/12/2017
8 GOBLE ST, NIDDRIE, VIC 3042	\$1,130,000	05/07/2017