

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

166 Rachelle Road, Keilor East Vic 3033

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$860,000

House

X

Unit

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	178 Rachelle Rd KEILOR EAST 3033	\$975,000	16/12/2017
2	11 Wunnamurra Dr KEILOR EAST 3033	\$933,000	14/09/2017
3	50 Milleara Rd KEILOR EAST 3033	\$850,000	12/08/2017

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.



4 3 2

Rooms:
Property Type: House (Res)
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending December 2017: \$860,000

Comparable Properties



178 Rachele Rd KEILOR EAST 3033 (REI)

Agent Comments

4 2 2

Price: \$975,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 564 sqm approx



11 Wunnamurra Dr KEILOR EAST 3033 (REI)

Agent Comments

3 1 2

Price: \$933,000
Method: Sold Before Auction
Date: 14/09/2017
Rooms: -
Property Type: House (Res)



50 Milleara Rd KEILOR EAST 3033 (REI)

Agent Comments

3 1 1

Price: \$850,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 597 sqm approx