

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

2 The Crossway, Keilor East Vic 3033

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$919,000

House

X

Unit

Suburb

Keilor East

Period - From

01/07/2017

to

30/09/2017

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 | 10a Woorite PI KEILOR EAST 3033 | \$787,500 | 05/08/2017 |
| 2 | 84 Nyah St KEILOR EAST 3033 | \$755,000 | 11/11/2017 |
| 3 | 52 West Gateway KEILOR EAST 3033 | \$740,000 | 16/12/2017 |

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.



Rooms:
Property Type: House
Land Size: 356 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
September quarter 2017: \$919,000

Comparable Properties



10a Woorite PI KEILOR EAST 3033 (REI)

Agent Comments



Price: \$787,500
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)



84 Nyah St KEILOR EAST 3033 (REI)

Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: House (Res)



52 West Gateway KEILOR EAST 3033 (REI)

Agent Comments



Price: \$740,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)