

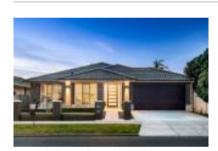




Rooms:

Property Type: House (Res) Land Size: 500 sqm Agent Comments Indicative Selling Price \$1,150,000 - \$1,225,000 Median House Price March quarter 2017: \$770,000

## Comparable Properties



61 Rachelle Rd KEILOR EAST 3033 (VG)

4





Price: \$1,420,000 Method: Sale Date: 29/01/2017

Rooms: -

Property Type: House (Res) Land Size: 608 sqm **Agent Comments** 



61 Nolan St NIDDRIE 3042 (REI)

**=**| 4





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**Price:** \$1,337,000 **Method:** Auction Sale **Date:** 03/06/2017

Rooms: -

Property Type: House (Res) Land Size: 650 sqm Agent Comments



68 Wingara Av KEILOR EAST 3033 (REI)

**--**| 4





**Price:** \$1,106,000 **Method:** Auction Sale **Date:** 25/03/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

Account - Nelson Alexander | P: 03 9379 1313 | F: 03 9379 2344





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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	44 Granite Way, Keilor East Vic 3033
Including suburb and	
postcode	

## Indicative selling price

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

Range between	\$1,150,000	&	\$1,225,000

#### Median sale price

Median price \$770,000	House	Х	Su	ıburb	Keilor East
Period - From 01/01/2017	to 31/0	3/2017	Source	REIV	1

## 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
61 Rachelle Rd KEILOR EAST 3033	\$1,420,000	29/01/2017
61 Nolan St NIDDRIE 3042	\$1,337,000	03/06/2017
68 Wingara Av KEILOR EAST 3033	\$1,106,000	25/03/2017



