



4 4 2

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 Rachele Rd KEILOR EAST 3033 (VG)

[Agent Comments](#)

4 - -

Price: \$1,420,000
Method: Sale
Date: 29/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 608 sqm



61 Nolan St NIDDRIE 3042 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,337,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm



68 Wingara Av KEILOR EAST 3033 (REI)

[Agent Comments](#)

4 2 1

Price: \$1,106,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Townhouse (Res)

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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

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 Rachele 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