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## OTHER Offered for Sale

52 Morcambe Crescent Keilor Downs VIC 3038



## Indicative Selling Price

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

Range between \$490,000 & \$530,000

## Median Sale Price

\$629,250 Others in Keilor downs between Nov 2016 - Oct 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**62A Willys Avenue Keilor Downs  
VIC 3038**



Sold Price **\$500,000** Sold Date **04-Jul-17**

Distance **0.56km**



**1/6 Oncidium Gardens Keilor Downs  
VIC 3038**



Sold Price **\$520,000** Sold Date **21-Aug-17**

Distance **1.46km**



**2/165 Lady Nelson Way Keilor  
Downs VIC 3038**



Sold Price **\$492,000** Sold Date **05-Aug-17**

Distance **1.96km**

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