



STATEMENT OF INFORMATION

71 CHURCH STREET, KEILOR, VIC-3036

PREPARED BY DANIEL REAL ESTATE, 702 OLD CALDER HIGHWAY KEILOR



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



71 CHURCH STREET, KEILOR, VIC 3036

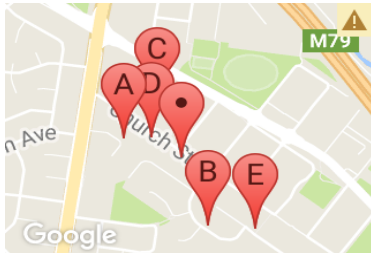
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Indicative Selling Price

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

Price Range: **1,100,000 to 1,200,000**

MEDIAN SALE PRICE



KEILOR, VIC, 3036

Suburb Median Sale Price (House)

\$707,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10 MEEHAN CRT, KEILOR, VIC 3036

4 3 2

Sale Price

***\$1,300,000**

Sale Date: 20/04/2017

Distance from Property: 202m



12 FEATHERTOP DR, KEILOR, VIC 3036

4 3 2

Sale Price

***\$950,000**

Sale Date: 29/03/2017

Distance from Property: 257m



11 HISLOP ST, KEILOR, VIC 3036

4 2 2

Sale Price

\$1,235,000

Sale Date: 11/02/2017

Distance from Property: 210m



This report has been compiled on 24/07/2017 by Daniel Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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87 CHURCH ST, KEILOR, VIC 3036

 4  2  2

Sale Price

\$937,000

Sale Date: 26/11/2016

Distance from Property: 120m



30 SKYLINE DR, KEILOR, VIC 3036

 6  3  2

Sale Price

Price Withheld

Sale Date: 27/05/2017

Distance from Property: 352m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

71 CHURCH STREET, KEILOR, VIC 3036

Indicative selling price

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

Price Range: 1,100,000 to 1,200,000

Median sale price

Median price \$707,500

House

Unit

Suburb

KEILOR

Period 01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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
10 MEEHAN CRT, KEILOR, VIC 3036	*\$1,300,000	20/04/2017
12 FEATHERTOP DR, KEILOR, VIC 3036	*\$950,000	29/03/2017
11 HISLOP ST, KEILOR, VIC 3036	\$1,235,000	11/02/2017
87 CHURCH ST, KEILOR, VIC 3036	\$937,000	26/11/2016

30 SKYLINE DR, KEILOR, VIC 3036	Price Withheld	27/05/2017
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