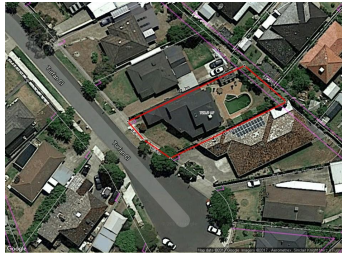


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 TURFAN CLOSE, KEILOR DOWNS, VIC  4  2  2

Indicative Selling Price

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

Price Range: **\$680,000 to \$730,000**

Provided by: Michael Costa, Barry Plant Taylors Lakes

MEDIAN SALE PRICE



KEILOR DOWNS, VIC, 3038

Suburb Median Sale Price (House)

\$606,500

01 July 2016 to 30 June 2017

Provided by: 

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.



1 HOTCHKISS WAY, KEILOR DOWNS, VIC 3038  4  2  2

Sale Price

***\$715,000**

Sale Date: 24/06/2017

Distance from Property: 1.1km



17 RODNEY DR, KEILOR DOWNS, VIC 3038  4  2  1

Sale Price

\$720,000

Sale Date: 27/03/2017

Distance from Property: 1.2km



9 STOCKWELL CRES, KEILOR DOWNS, VIC  4  2  2

Sale Price

\$736,000

Sale Date: 25/03/2017

Distance from Property: 1.9km



This report has been compiled on 24/07/2017 by Barry Plant Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

11 TURFAN CLOSE, KEILOR DOWNS, VIC 3038

Indicative selling price

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

Price Range: \$680,000 to \$730,000

Median sale price

Median price

\$606,500

House

Unit

Suburb

KEILOR DOWNS

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
1 HOTCHKISS WAY, KEILOR DOWNS, VIC 3038	*\$715,000	24/06/2017
17 RODNEY DR, KEILOR DOWNS, VIC 3038	\$720,000	27/03/2017
9 STOCKWELL CRES, KEILOR DOWNS, VIC 3038	\$736,000	25/03/2017