

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	66 Swan Street, Keilor Park Vic 3042
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Indicative selling price

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

Range between	\$770,000	&	\$800,000
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Median sale price

Median price	\$742,500	House	X	Unit		Suburb	Keilor Park
Period - From	01/07/2018	to	30/06/2019	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* 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	2 Adrienne CI KEILOR PARK 3042	\$840,000	30/04/2019
2	32 William St KEILOR PARK 3042	\$790,000	03/08/2019
3	15 Randwick Dr KEILOR PARK 3042	\$715,000	14/03/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$800,000

Median House Price

Year ending June 2019: \$742,500

Comparable Properties

2 Adrienne CI KEILOR PARK 3042 (VG)

Agent Comments



Price: \$840,000

Method: Sale

Date: 30/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 1233 sqm approx



32 William St KEILOR PARK 3042 (REI)

Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 03/08/2019

Rooms: -

Property Type: House (Res)



15 Randwick Dr KEILOR PARK 3042 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 14/03/2019

Rooms: -

Property Type: House

Land Size: 579 sqm approx