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

57 Steele Creek Drive Keilor East VIC 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$1,360,000	&	\$1,450,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$830,000	Prope	erty type House		Suburb	Keilor East	
Period-from	01 May 2019	to	30 Apr 2	2020	Source		Corelogic

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 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
7 George Street Niddrie VIC 3042	\$1,440,000	14-Mar-20
91 Brees Road Keilor East VIC 3033	\$1,400,000	04-Jan-20
51 Hassett Crescent Keilor East VIC 3033	\$1,415,000	14-Mar-20

OR

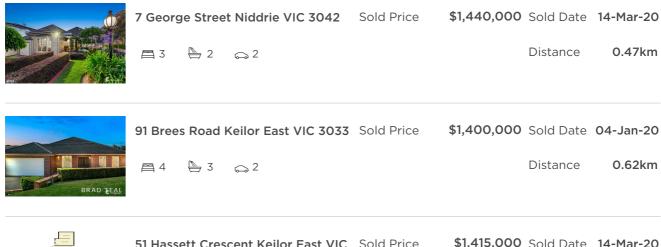
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 07 May 2020



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51 Hass 3033	sett Cres	cent Keilor East VIC	Sold Price	\$1,415,000	Sold Date	14-Mar-20
昌 5	2	⇔ 4			Distance	2.01km

RS = Recent sale UN = Undisclosed Sale

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