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

29 Dennis Avenue, Keilor East Vic 3033

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$920,000		&		\$1,012,000			
Median sale p	rice							
Median price	\$980,000	Pro	operty Type	Hous	se		Suburb	Keilor East
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	23 Heather Av KEILOR EAST 3033	\$970,000	21/08/2023
2	78 Wingara Av KEILOR EAST 3033	\$960,000	26/08/2023
3	21 Ash Gr KEILOR EAST 3033	\$955,000	16/09/2023

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.

This Statement of Information was prepared on:

11/10/2023 11:35









Property Type: House (Previously Occupied - Detached) Land Size: 615 sqm approx Agent Comments

Indicative Selling Price \$920,000 - \$1,012,000 **Median House Price** Year ending June 2023: \$980,000

Comparable Properties



23 Heather Av KEILOR EAST 3033 (REI) **1** 1



Price: \$970,000 Method: Private Sale Date: 21/08/2023 Property Type: House (Res) Agent Comments



78 Wingara Av KEILOR EAST 3033 (REI) **6** 2 3

Price: \$960,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 610 sqm approx

21 Ash Gr KEILOR EAST 3033 (REI)



Agent Comments

Agent Comments



Price: \$955.000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res)

Account - Nick Cartledge Real Estate | P: 0418580060



propertydata

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