

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000 & \$1,012,000

### Median sale price

Median price \$980,000 Property Type House Suburb Keilor East

Period - From 01/07/2022 to 30/06/2023 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	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)**

Agent Comments



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



**78 Wingara Av KEILOR EAST 3033 (REI)**

Agent Comments



**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



**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)

Account - Nick Cartledge Real Estate | P: 0418580060