Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Spence Street, Keilor Park Vic 3042
S

Indicative selling price

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

Range between \$750,000	&	\$820,000
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Median sale price

Median price \$808,500	Pro	operty Type Ho	use	Suburb	Keilor Park
Period - From 01/04/2023	to	31/03/2024	Sourc	eREIV	

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

1	5 Market St KEILOR PARK 3042	\$875,000	29/04/2024
2	9 William St KEILOR PARK 3042	\$851,000	14/05/2024
3	12 Russelton St KEILOR PARK 3042	\$738,888	02/03/2024

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:	19/06/2024 17:19



Date of sale



Christian Lonzi 8378 0500 0403 344 279 christianlonzi@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$820,000 **Median House Price** Year ending March 2024: \$808,500

Property Type: House Land Size: 582 sqm approx





Early 80's custom built family home, great entrance, formal living dining, open meals kitchen, large bedrooms and bathrooms. Double door garage for multiple cars. Block size 582sqm

Comparable Properties



5 Market St KEILOR PARK 3042 (REI)





Price: \$875,000 Method: Private Sale Date: 29/04/2024 Property Type: House

Agent Comments

Great comparable as in close proximity and recently sold, Market however is on a slightly bigger block so slightly superior.



9 William St KEILOR PARK 3042 (REI)

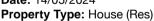




Price: \$851,000 Method: Private Sale Date: 14/05/2024

Agent Comments

Good comparable as similar accommodation however William st is slightly superior in condition and it has a pool.





12 Russelton St KEILOR PARK 3042 (REI/VG)





Price: \$738.888 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

Good comparable as recently sold, Russelton is slightly bigger allotment but totally inferior in condition compare to Spence St.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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