

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

77 Spence Street, Keilor Park Vic 3042

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$808,500 Property Type House Suburb Keilor Park

Period - From 01/04/2023 to 31/03/2024 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	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



 3  2  2

Property Type: House
Land Size: 582 sqm approx

Agent Comments

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

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending March 2024: \$808,500

Comparable Properties



5 Market St KEILOR PARK 3042 (REI)

 3  2  2

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)

 4  1  1

Price: \$851,000
Method: Private Sale
Date: 14/05/2024
Property Type: House (Res)

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)

 3  1  3

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.