



David Gigliotti
 P 9337 5066
 M 0411 824 854
 E david@mooneevalley.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 3/6 Cohen Street 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: \$670,000 or range between: &

Median sale price

(*Delete house or unit as applicable)

Median Price: \$647,500 *House: *Unit: X Suburb: Keilor East
 Period-from: 01 Nov 2017 to: 31 Oct 2018 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 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 |
|---|-----------|--------------|
| 2/6 Cohen Street Keilor East VIC 3033 | \$650,000 | 17-Jan-18 |
| 13 Henry Street Keilor East VIC 3033 | \$680,000 | 29-Oct-18 |
| 2/86 Rosehill Road Keilor East VIC 3033 | \$683,500 | 14-Jul-18 |

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.~~

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2/6 Cohen Street Keilor East VIC 3033

 2  1  1

Sold Price **\$650,000** Sold Date **17-Jan-18**

Distance **0.01km**



13 Henry Street Keilor East VIC 3033

 3  1  1

Sold Price **\$680,000** Sold Date **29-Oct-18**

Distance **0.59km**



2/86 Rosehill Road Keilor East VIC 3033

 3  2  2

Sold Price **\$683,500** Sold Date **14-Jul-18**

Distance **1.04km**

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