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

54 Quinn Grove 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	\$1,215,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$718,000	Prope	Property type		Unit	Suburb	Keilor East
Period-from	01 Jan 2021	to	31 Dec 2021 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 6 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
20A Cohen Street Keilor East VIC 3033	\$1,245,000	15-Dec-21
1A Neal Street Keilor East VIC 3033	\$1,305,000	21-Oct-21
1 Ledge Walk Keilor East VIC 3033	\$1,175,000	04-Dec-21

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 6 months.

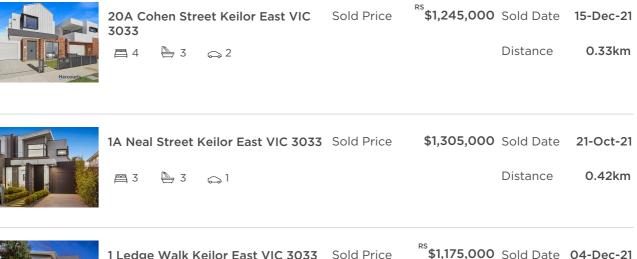
This Statement of Information was prepared on: 24 January 2022



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1 Ledge Walk Keilor East VIC 3033			Sold Price	\$1,175,000	Sold Date	04-Dec-21
a 3	2	⇔ 2			Distance	1.05km

RS = Recent sale UN = Undisclosed Sale

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