

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

HELP TO PREVENT THE SPREAD OF COVID-19

Open for Inspections	Auctions	Safety measures	Appointments
<ul style="list-style-type: none"> Only 10 people (plus the agent) are allowed to inspect a home at the one time. Social distancing must be maintained. The State Government requires all visitors provide contact details. Please have photos ready. You will be required to sanitise your hands before entering the home. 	<ul style="list-style-type: none"> Only 10 people allowed. Only the agent to attend the auction. Social distancing must be maintained. The State Government requires that everyone provide contact details. Please have photos ready. Speak to your agent about registering to attend an Auction. 	<ul style="list-style-type: none"> In accordance with health department guidelines, to prevent the spread of COVID-19, the following steps are mandatory: <ul style="list-style-type: none"> 1.5 metre safe distance. Do not attend inspections, meetings or appointments with any potential COVID-19 symptoms. Wash hands frequently and thoroughly. Please wear your agent to all appointments. 	<ul style="list-style-type: none"> Just assured our name and phone number with you. If they are well and we have received a COVID-19 report to COVID-19, you are to avoid any by providing alternatives. Please do contact us via phone and video calls. Please advise us if you have any preference. Please bring your own pen to all appointments.

5 NORWOOD DRIVE, KEILOR EAST, VIC

3 1 -

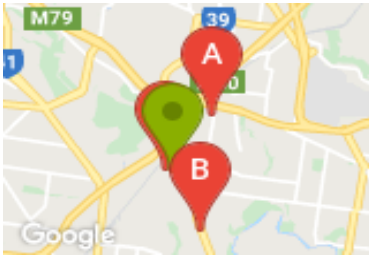
Indicative Selling Price

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

Price Range: \$650,000 to \$690,000

Provided by: Michael Collins, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



KEILOR EAST, VIC, 3033

Suburb Median Sale Price (House)

\$840,000

01 April 2019 to 31 March 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4 TUPPAL PL, KEILOR EAST, VIC 3033

3 1 3

Sale Price

****\$667,500**

Sale Date: 21/05/2020

Distance from Property: 1.9km



119 MILITARY RD, AVONDALE HEIGHTS, VIC

3 1 1

Sale Price

****\$665,000**

Sale Date: 12/05/2020

Distance from Property: 1.9km



117 PROSPECT DR, KEILOR EAST, VIC 3033

4 1 2

Sale Price

****\$680,000**

Sale Date: 24/04/2020

Distance from Property: 176m



This report has been compiled on 27/05/2020 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 NORWOOD DRIVE, KEILOR EAST, VIC 3033

Indicative selling price

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

Price Range: \$650,000 to \$690,000

Median sale price

Median price

\$840,000

Property type

House

Suburb

KEILOR EAST

Period

01 April 2019 to 31 March 2020

Source

 pricfinder

Comparable property sales

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

4 TUPPAL PL, KEILOR EAST, VIC 3033	**\$667,500	21/05/2020
119 MILITARY RD, AVONDALE HEIGHTS, VIC 3034	**\$665,000	12/05/2020
117 PROSPECT DR, KEILOR EAST, VIC 3033	**\$680,000	24/04/2020

This Statement of Information was prepared on:

27/05/2020