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## 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

136 Sterling Drive 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  or range between \$570,000 & \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$815,500 \*House  \*Unit  Suburb Keilor East

Period-from 01 May 2018 to 30 Apr 2019 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
12 Grantchester Avenue Keilor East VIC 3033	\$650,000	12-Feb-19
50 West Gateway Keilor East VIC 3033	\$660,000	15-Sep-18
194 Sterling Drive Keilor East VIC 3033	\$622,000	08-Nov-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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**12 Grantchester Avenue Keilor East VIC 3033**

 3  1  2

Sold Price **\$650,000** Sold Date **12-Feb-19**

Distance **0.26km**



**50 West Gateway Keilor East VIC 3033**

 4  2  2

Sold Price **\$660,000** Sold Date **15-Sep-18**

Distance **0.42km**



**194 Sterling Drive Keilor East VIC 3033**

 4  2  2

Sold Price **\$622,000** Sold Date **08-Nov-18**

Distance **0.47km**

RS = Recent sale      UN = Undisclosed Sale

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