

## 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

1 VINCT CLOSE KEILOR DOWNS VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Keilor Downs

Period-from

01 Jul 2022

to

30 Jun 2023

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

1 MUNICH DRIVE KEILOR DOWNS VIC 3038	\$760,000	17-May-23
36 ALDRSHOT DRIVE KEILOR DOWNS VIC 3038	\$770,000	21-Apr-23
2 MARRIOT ROAD KEILOR DOWNS VIC 3038	\$762,000	27-May-23

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.~~

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**1 MUNICH DRIVE KEILOR DOWNS  
VIC 3038**

 3  
  2  
  4

Sold Price      **\$760,000**    Sold Date    **17-May-23**

Distance      **1.78km**



**36 ALDERSHOT DRIVE KEILOR  
DOWNS VIC 3038**

 3  
  2  
  1

Sold Price      **\$770,000**    Sold Date    **21-Apr-23**

Distance      **0.79km**



**2 MARRIOT ROAD KEILOR DOWNS  
VIC 3038**

 4  
  2  
  2

Sold Price      <sup>RS</sup> **\$762,000**    Sold Date    **27-May-23**

Distance      **0.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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