

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

11/53 SURREY 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

Other

Suburb

Keilor East

Period-from

01 May 2023

to

30 Apr 2024

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

2/15 NICHOLAS COURT KEILOR EAST VIC 3033	\$1,175,000	15-Mar-24
38 NOGA AVENUE KEILOR EAST VIC 3033	\$1,237,500	04-Apr-24
3A BYRON AVENUE KEILOR EAST VIC 3033	\$1,250,000	16-Feb-24

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: 08 May 2024



2/15 NICHOLAS COURT KEILOR EAST VIC 3033

3 2 2

Sold Price

^{RS} **\$1,175,000**

Sold Date

15-Mar-24

Distance

0.15km



38 NOGA AVENUE KEILOR EAST VIC 3033

4 3 1

Sold Price

^{RS} **\$1,237,500**

Sold Date

04-Apr-24

Distance

0.89km



3A BYRON AVENUE KEILOR EAST VIC 3033

4 3 2

Sold Price

^{RS} **\$1,250,000**

Sold Date

16-Feb-24

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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