

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 Denbigh Court, Keilor Vic 3036

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,177,500 Property Type House Suburb Keilor

Period - From 09/05/2023 to 08/05/2024 Source REIV

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
1	11a Borrell St KEILOR 3036	\$1,925,000	18/04/2024
2	13 Barwon Av KEILOR 3036	\$1,885,000	23/04/2024
3			

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.

This Statement of Information was prepared on: 09/05/2024 10:00



 6
  5
  6

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

09/05/2023 - 08/05/2024: \$1,177,500

Comparable Properties



11a Borrell St KEILOR 3036 (REI)

Agent Comments

 4
  2
  3

Price: \$1,925,000

Method: Sold Before Auction

Date: 18/04/2024

Property Type: House (Res)



13 Barwon Av KEILOR 3036 (REI)

Agent Comments

 4
  2
  2

Price: \$1,885,000

Method: Sold Before Auction

Date: 23/04/2024

Property Type: House

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.

Account - SASH MELBOURNE | P: 0431 619 009