

## 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

1B ARCHER PLACE 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Keilor Downs

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

1/4 GREENOCH COURT KEILOR DOWNS VIC 3038	\$520,000	09-Jan-24
2/80 FOX STREET ST ALBANS VIC 3021	\$530,000	27-Feb-24
1/1 HACKETT COURT DELAHEY VIC 3037	\$550,000	26-Nov-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.~~

This Statement of Information was prepared on: 08 May 2024



**1/4 GREENOCH COURT KEILOR  
DOWNS VIC 3038**

3 1 1

Sold Price **\$520,000** Sold Date **09-Jan-24**

Distance **1.16km**



**2/80 FOX STREET ST ALBANS VIC  
3021**

3 1 1

Sold Price **\$530,000** Sold Date **27-Feb-24**

Distance **1.4km**



**1/1 HACKETT COURT DELAHEY VIC  
3037**

3 1 1

Sold Price **\$550,000** Sold Date **26-Nov-23**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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