

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

2/162 COPERNICUS WAY KEILOR DOWNS VIC 3038

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

\$565,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,760

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Nov 2022

to

31 Oct 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

1/20 ROSEBERRY AVENUE KEILOR DOWNS VIC 3038	\$615,000	27-Sep-23
25 SARATOGA CRESCENT KEILOR DOWNS VIC 3038	\$575,500	18-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: 20 November 2023