

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

2/21 Neville Street, Keilor East Vic 3033

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$770,000 Property Type Unit Suburb Keilor East

Period - From 01/01/2024 to 31/03/2024 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	1/68 Park Dr KEILOR EAST 3033	\$840,000	11/05/2024
2			
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.~~

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3 2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median Unit Price
March quarter 2024: \$770,000

Comparable Properties



1/68 Park Dr KEILOR EAST 3033 (REI)

3 2 1

Price: \$840,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit

Agent Comments

Good comparable as both properties are three bed units located in Keilor East with modern features.

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. There is only one comparable property in the area. 2/21 Neville Street, Keilor East is a renovated three bed unit with modern finishes. The only comparable property which sold within the last 6 months is 1/68 Park Drive, Keilor East.

Account - Whitefox Real Estate | P: 96459699



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