Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered	for sale					
Addi Including suburb postc	and	le Street, Keilor East	Vic 3033			
Indicative selling price						
For the meaning of	this price see co	onsumer.vic.gov.au/u	underquoting			
Range between	\$780,000	&	\$840,000			
Median sale price						
Median price \$7	70,000	Property Type Unit	Sub	urb Keilor East		
Period - From 01	/01/2024 to	31/03/2024	Source REI	/		
Comparable property sales (*Delete A or B below as applicable)						
	at the estate age	ties sold within two l ant or agent's represo	•			
Address of comparable property				Price	Date of sale	
1 1/68 Park Dr KEILOR EAST 3033				\$840,000	11/05/2024	
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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:	17/06/2024 11:24



WHITEFOX

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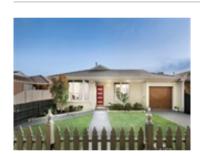




Property Type: Strata Unit/Flat Agent Comments

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)

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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



