

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

25A ELLEN AVENUE KEILOR EAST VIC 3033

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

\$890,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Keilor East

Period-from

01 Apr 2023

to

31 Mar 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

1/1 GRANITE WAY KEILOR EAST VIC 3033	\$890,000	01-Feb-24
100 HOTHAM ROAD NIDDRIE VIC 3042	\$900,000	28-Feb-24
5/15 NICHOLAS COURT KEILOR EAST VIC 3033	\$1,000,000	16-Jan-24

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: 22 April 2024



**1/1 GRANITE WAY KEILOR EAST
 VIC 3033**

 3  2  2

Sold Price **\$890,000** Sold Date **01-Feb-24**

Distance **1.55km**



**100 HOTHAM ROAD NIDDRIE VIC
 3042**

 3  1  1

Sold Price ^{RS} **\$900,000** Sold Date **28-Feb-24**

Distance **1.94km**



**5/15 NICHOLAS COURT KEILOR
 EAST VIC 3033**

 3  -  -

Sold Price **\$1,000,000** Sold Date **16-Jan-24**

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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