

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

3/89 WYONG STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

Other

Suburb

Keilor East

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

3/69 BOWES AVENUE AIRPORT WEST VIC 3042	\$640,000	03-May-24
3/74 MCNAMARA AVENUE AIRPORT WEST VIC 3042	\$650,000	13-Nov-23
3/82 MCINTOSH STREET AIRPORT WEST VIC 3042	\$640,000	27-Apr-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: 07 May 2024



**3/69 BOWES AVENUE AIRPORT
WEST VIC 3042**

 2  1  1

Sold Price

^{RS} **\$640,000**

Sold Date **03-May-24**

Distance **1.65km**



**3/74 MCNAMARA AVENUE
AIRPORT WEST VIC 3042**

 2  1  1

Sold Price

\$650,000

Sold Date **13-Nov-23**

Distance **1.73km**



**3/82 MCINTOSH STREET AIRPORT
WEST VIC 3042**

 2  1  1

Sold Price

^{RS} **\$640,000**

Sold Date **27-Apr-24**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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