

# 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 Alwyn Court, Keilor East Vic 3033

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$920,000

### Median sale price

Median price \$997,500 Property Type House Suburb Keilor East

Period - From 01/10/2023 to 31/12/2023 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	10 Cecelia Dr KEILOR EAST 3033	\$900,000	24/02/2024
2	12 Regent St KEILOR EAST 3033	\$852,500	16/02/2024
3	2 Yetta Ct KEILOR EAST 3033	\$830,000	03/02/2024

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:

13/03/2024 21:08



**Property Type:** House (Res)  
**Land Size:** 776 sqm approx

**Agent Comments**

Great size allotment approx. 775sqm, in a quiet location, 4 bedroom updated family brick home with the potential to extend or re develop ( STCA )

**Indicative Selling Price**

\$850,000 - \$920,000

**Median House Price**

December quarter 2023: \$997,500

## Comparable Properties



**10 Cecelia Dr KEILOR EAST 3033 (REI)**



**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 543 sqm approx

**Agent Comments**

Great comparable and in close proximity, same condition however Alwyn is on a larger allotment so superior.



**12 Regent St KEILOR EAST 3033 (REI)**



**Price:** \$852,500  
**Method:** Sold Before Auction  
**Date:** 16/02/2024  
**Property Type:** House (Res)

**Agent Comments**

Good comparable, Alwyn is superior however in condition and on a larger allotment.



**2 Yetta Ct KEILOR EAST 3033 (REI)**



**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx

**Agent Comments**

Great comparable as in very close proximity, however Alwyn superior in size and accommodation.