## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$997,500	Pro	operty Type	Hou	se		Suburb	Keilor East
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress 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





Christian Lonzi





**Property Type:** House (Res) **Land Size:** 776 sqm approx Agent Comments 8378 0500 0403 344 279 christianlonzi@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$920,000 Median House Price December quarter 2023: \$997,500

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

# **Comparable Properties**





Method: Auction Sale Date: 03/02/2024 Property Type: House (Res) Land Size: 563 sqm approx

#### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



propertydata

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