

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

37 COLLINSON STREET KEILOR PARK VIC 3042

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Keilor Park

Period-from

01 Mar 2023

to

29 Feb 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

81 ELIZA STREET KEILOR PARK VIC 3042	\$840,000	28-Sep-23
30 EREBUS STREET KEILOR PARK VIC 3042	\$900,000	18-Feb-23
28 FOSTERS ROAD KEILOR PARK VIC 3042	\$850,000	17-Feb-23

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: 06 March 2024



**81 ELIZA STREET KEILOR PARK
VIC 3042**

 3  2  2

Sold Price **\$840,000** Sold Date **28-Sep-23**

Distance **0.29km**



**30 EREBUS STREET KEILOR PARK
VIC 3042**

 4  1  2

Sold Price **\$900,000** Sold Date **18-Feb-23**

Distance **0.31km**



**28 FOSTERS ROAD KEILOR PARK
VIC 3042**

 3  1  1

Sold Price **\$850,000** Sold Date **17-Feb-23**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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