

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

4/31 SURREY DRIVE 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

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,250

Property type

Unit

Suburb

Keilor East

Period-from

01 Sep 2022

to

31 Aug 2023

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

5/6-8 KINDALE COURT AVONDALE HEIGHTS VIC 3034	\$680,000	17-Jun-23
2/10 ARVERN AVENUE AVONDALE HEIGHTS VIC 3034	\$600,000	08-Jul-23
4/67 HOFFMANS ROAD NIDDRIE VIC 3042	\$625,000	15-Jun-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: 07 September 2023



5/6-8 KINDALE COURT AVONDALE HEIGHTS VIC 3034 Sold Price **\$680,000** Sold Date **17-Jun-23**

 3  1  1

Distance **0.91km**



2/10 ARVERN AVENUE AVONDALE HEIGHTS VIC 3034 Sold Price ^{RS} **\$600,000** Sold Date **08-Jul-23**

 2  1  1

Distance **1.7km**



4/67 HOFFMANS ROAD NIDDRIE VIC 3042 Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **15-Jun-23**

 2  1  1

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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