

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 ANORA COURT KEILOR DOWNS VIC 3038

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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Keilor Downs

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

3 ARDENA COURT KEILOR DOWNS VIC 3038	\$770,000	21-Dec-23
8 MORLEY COURT KEILOR DOWNS VIC 3038	\$758,880	27-Nov-23
28 SARATOGA CRESCENT KEILOR DOWNS VIC 3038	\$720,000	04-Dec-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: 20 March 2024



Mario Pejovski
M 0433559966
E mario.pejovski@little.com.au



3 ARDENA COURT KEILOR DOWNS Sold Price **\$770,000** Sold Date **21-Dec-23**
VIC 3038

3 1 4

Distance **0.16km**



8 MORLEY COURT KEILOR DOWNS Sold Price **\$758,880** Sold Date **27-Nov-23**
VIC 3038

3 2 4

Distance **0.43km**



28 SARATOGA CRESCENT KEILOR Sold Price **\$720,000** Sold Date **04-Dec-23**
DOWNS VIC 3038

3 2 -

Distance **2.43km**

RS = Recent sale UN = Undisclosed Sale

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