

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

5 ADIOS PLACE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Keilor Downs

Period-from

01 Jul 2022

to

30 Jun 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

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 35 PROCTOR CRESCENT KEILOR DOWNS VIC 3038 | \$630,000 | 01-Jul-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: 25 July 2023

**35 PROCTOR CRESCENT KEILOR
DOWNS VIC 3038**

4 2 3

Sold Price

^{RS} **\$630,000**

Sold Date

01-Jul-23

Distance

0.22km**RS** = Recent sale**UN** = Undisclosed Sale

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