

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

6 ALLARD 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Keilor Downs

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

2 MARRIOT ROAD KEILOR DOWNS VIC 3038	\$762,000	27-May-23
10 HOBAN CLOSE KEILOR DOWNS VIC 3038	-	28-Apr-23
3 WILLYS AVENUE KEILOR DOWNS VIC 3038	\$740,000	31-Aug-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 September 2023



2 MARRIOT ROAD KEILOR DOWNS VIC 3038

Sold Price

^{RS} **\$762,000**

Sold Date **27-May-23**

 4  2  2

Distance **1.16km**



10 HOBAN CLOSE KEILOR DOWNS VIC 3038

Sold Price

- Sold Date **28-Apr-23**

 4  2  2

Distance **1.11km**



3 WILLYS AVENUE KEILOR DOWNS VIC 3038

Sold Price

^{RS} **\$740,000**

Sold Date **31-Aug-23**

 5  3  4

Distance **0.28km**

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

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