

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 GOLDEN GROVE COURT KEILOR LODGE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Keilor Lodge

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

1A LENTINI PLACE KEILOR LODGE VIC 3038	\$710,000	29-Sep-23
527 SUNSHINE AVENUE TAYLORS LAKES VIC 3038	\$762,000	21-Feb-24

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: 27 March 2024



1A LENTINI PLACE KEILOR LODGE VIC 3038

Sold Price

^{RS}

\$710,000

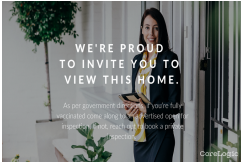
Sold Date

29-Sep-23

 3  2  2

Distance

0.17km



527 SUNSHINE AVENUE TAYLORS LAKES VIC 3038

Sold Price

^{RS}

\$762,000

Sold Date

21-Feb-24

 3  2  2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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