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

8 ARMSTRONG CLOSE KEILOR EAST VIC 3033

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	Single Price		ge \$700,000	&	\$770,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$970,000	Property type	House	Suburb	Keilor East				

31 Jan 2024

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2023

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.

to

Address of comparable property	Price	Date of sale
1A MURDOCH COURT KEILOR EAST VIC 3033	\$741,000	05-Nov-22
56A PARKSIDE AVENUE KEILOR EAST VIC 3033	\$735,000	03-Jun-23
56 NORWOOD DRIVE KEILOR EAST VIC 3033	\$710,500	03-Dec-22

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: 23 February 2024

Source



Corelogic

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\$741,000 Sold Date 05-Nov-22

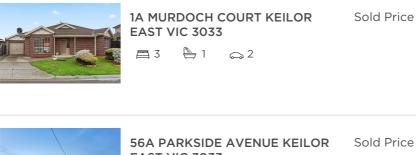
Distance

0.14km

David Thiessen

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	56A PARKSIDE AVENUE KEILOR EAST VIC 3033			Sold Price	\$735,000	Sold Date	03-Jun-23
eLogic	E 2	1	⇔ 1			Distance	0.65km



56 NORWOOD DRIVE KEILOR EAST VIC 3033			Sold	Price	\$710,500	Sold Date	03-Dec-22
■ 5	5 🌦	⊜ 1				Distance	0.9km

RS = Recent sale UN = Undisclosed Sale

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