

## 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

96 COPERNICUS WAY KEILOR DOWNS VIC 3038

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$766,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jun 2023

to

31 May 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 ODESSA AVENUE KEILOR DOWNS VIC 3038	\$880,000	16-May-24
9 PACKARD STREET KEILOR DOWNS VIC 3038	\$900,000	02-Mar-24
20 DUNBAR COURT KEILOR DOWNS VIC 3038	\$900,000	18-Jan-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: 19 June 2024

**3 ODESSA AVENUE KEILOR DOWNS VIC 3038**

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Sold Price <sup>RS</sup> **\$880,000** Sold Date **16-May-24**Distance **1.5km****9 PACKARD STREET KEILOR DOWNS VIC 3038**

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Sold Price **\$900,000** Sold Date **02-Mar-24**Distance **1.01km****20 DUNBAR COURT KEILOR DOWNS VIC 3038**

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Sold Price Sold Date **18-Jan-24**Distance **1.26km****RS** = Recent sale      **UN** = Undisclosed Sale

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