

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

49 TRURO CRESCENT 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

House

Suburb

Keilor Lodge

Period-from

01 Mar 2024

to

28 Feb 2025

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

5 GOLDEN GROVE COURT KEILOR LODGE VIC 3038	996000	09-Nov-24
58 TRURO CRESCENT KEILOR LODGE VIC 3038	900000	11-Dec-24
11 NERIDA COURT TAYLORS LAKES VIC 3038	915000	07-Dec-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: 06 March 2025



5 GOLDEN GROVE COURT KEILOR LODGE VIC 3038

3 2 2

Sold Price

996000

Sold Date **09-Nov-24**

Distance **0.23km**



58 TRURO CRESCENT KEILOR LODGE VIC 3038

4 2 2

Sold Price

900000

Sold Date **11-Dec-24**

Distance **0.28km**



11 NERIDA COURT TAYLORS LAKES VIC 3038

4 2 2

Sold Price

915000

Sold Date **07-Dec-24**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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