# 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

30 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033

### 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 rang betwee		\$1,680,000	&	\$1,800,000					
<b>Median sale price</b> (*Delete house or unit as applicable)												
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Median Price	\$1,020,000	Property type		House		Suburb	Keilor East					
Period-from	01 Dec 2023	to	30 Nov 2	024	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	
81 STEELE CREEK DRIVE KEILOR EAST VIC 3033	\$1,750,000	05-Dec-24	
36 LIMESTONE AVENUE KEILOR EAST VIC 3033	\$1,760,000	01-Oct-24	
1 ASH GROVE KEILOR EAST VIC 3033	\$1,762,000	01-Nov-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: 22 December 2024



consumer.vic.gov.au



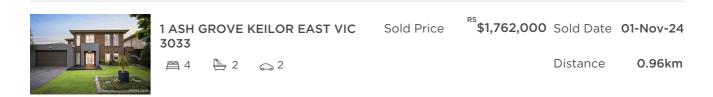


 81 STEELE CREEK DRIVE KEILOR
 Sold Price
 Rs \$1,750,000
 Sold Date
 05-Dec-24

 EAST VIC 3033
 □
 1
 □
 0.28km



E	36 LIMESTONE AVENUE KEILOF EAST VIC 3033	Sold Price	\$1,760,000 Sold Date	01-Oct-24
Verte	📇 4 🎍 2 👝 2		Distance	0.21km



RS = Recent sale UN = Undisclosed Sale

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