

## 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

1 SKYLINE DRIVE KEILOR VIC 3036

### 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Keilor

Period-from

01 Nov 2023

to

31 Oct 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

1 FLEMMING COURT KEILOR VIC 3036	\$1,200,000	21-Sep-24
69 CHURCH STREET KEILOR VIC 3036	\$1,185,000	17-Jun-24
17 RIVERSIDE AVENUE KEILOR VIC 3036	\$1,130,000	15-Aug-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 November 2024



**1 FLEMING COURT KEILOR VIC 3036**

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **21-Sep-24**

 4  2  3

Distance **0.75km**



**69 CHURCH STREET KEILOR VIC 3036**

Sold Price **\$1,185,000** Sold Date **17-Jun-24**

 4  2  3

Distance **0.6km**



**17 RIVERSIDE AVENUE KEILOR VIC 3036**

Sold Price <sup>RS</sup> **\$1,130,000** <sup>UN</sup> Sold Date **15-Aug-24**

 4  2  2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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