

## 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

42 St Bernards Drive Keilor East VIC 3033

### 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Keilor East

Period-from

01 Nov 2020

to

31 Oct 2021

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 Surrey Drive Keilor East VIC 3033    | \$1,250,000 | 10-Aug-21 |
| 2 Britt Court Keilor East VIC 3033     | \$1,245,000 | 25-Aug-21 |
| 16 Neville Street Keilor East VIC 3033 | \$1,143,888 | 16-Jul-21 |

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 November 2021



**1 Surrey Drive Keilor East VIC 3033** Sold Price **\$1,250,000** Sold Date **10-Aug-21**

4 2 2

Distance **0.37km**



**2 Britt Court Keilor East VIC 3033** Sold Price **\$1,245,000** Sold Date **25-Aug-21**

5 3 2

Distance **0.14km**



**16 Neville Street Keilor East VIC 3033** Sold Price **\$1,143,888** Sold Date **16-Jul-21**

4 2 1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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