

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

13A PROCTOR CRESCENT KEILOR DOWNS 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Jan 2024

to

31 Dec 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

2/1 CHICQUITA CLOSE KEILOR DOWNS VIC 3038	\$520,000	19-Nov-24
34 VILLAGE AVENUE TAYLORS LAKES VIC 3038	\$525,000	29-Nov-24
47 VILLAGE AVENUE TAYLORS LAKES VIC 3038	\$500,000	19-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: 28 January 2025



2/1 CHICQUITA CLOSE KEILOR DOWNS VIC 3038

3 1 1

Sold Price

^{RS}

\$520,000

Sold Date

19-Nov-24

Distance

1.29km



34 VILLAGE AVENUE TAYLORS LAKES VIC 3038

3 1 1

Sold Price

^{RS}

\$525,000

Sold Date

29-Nov-24

Distance

1.41km



47 VILLAGE AVENUE TAYLORS LAKES VIC 3038

3 1 2

Sold Price

^{RS}

\$500,000

Sold Date

19-Dec-24

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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