

Statement of Information

Prepared on 30th October 2023



17 Watson Rise Keilor VIC 3036

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

17 WATSON RISE KEILOR VIC 3036

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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Keilor

Period-from

01 Oct 2022

to

30 Sep 2023

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

| | | |
|----------------------------------|-------------|-----------|
| 40 CHURCH STREET KEILOR VIC 3036 | \$1,470,000 | 30-Jan-23 |
| 53 CHURCH STREET KEILOR VIC 3036 | \$1,900,000 | 16-Sep-23 |
| 11 HISLOP STREET KEILOR VIC 3036 | \$1,660,000 | 06-May-22 |

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: 30 October 2023

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40 CHURCH STREET KEILOR VIC 3036

4 2 2

Sold Price **\$1,470,000** Sold Date **30-Jan-23**

Distance **0.17km**



53 CHURCH STREET KEILOR VIC 3036

4 2 2

Sold Price ^{RS} **\$1,900,000** ^{UN} Sold Date **16-Sep-23**

Distance **0.25km**



11 HISLOP STREET KEILOR VIC 3036

4 2 2

Sold Price **\$1,660,000** Sold Date **06-May-22**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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