

# 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

580A Fullarton Road, Keilor Park Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$835,000

### Median sale price

Median price \$860,000

Property Type House

Suburb Keilor Park

Period - From 01/04/2022

to 31/03/2023

Source REIV

### 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 six 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	81a Victory St KEILOR PARK 3042	\$860,000	17/12/2022
2	83 Victory St KEILOR PARK 3042	\$852,000	18/02/2023
3	14 Latrose St KEILOR PARK 3042	\$795,000	20/03/2023

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 six months.~~

This Statement of Information was prepared on:

22/04/2023 17:53