

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

1/11 Saratoga 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,000

Property type

Unit

Suburb

Keilor Downs

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

2/156 Copernicus Way Keilor Downs VIC 3038	\$638,000	15-Sep-21
1/195 Copernicus Way Keilor Downs VIC 3038	\$662,000	09-Oct-21
2/65 Goodwood Drive Keilor Downs VIC 3038	\$647,000	23-Oct-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: 10 November 2021



2/156 Copernicus Way Keilor Downs VIC 3038

3 2 1

Sold Price

^{RS} **\$638,000**

Sold Date

15-Sep-21

Distance

0.22km



1/195 Copernicus Way Keilor Downs VIC 3038

3 2 1

Sold Price

^{RS} **\$662,000**

Sold Date

09-Oct-21

Distance

0.51km



2/65 Goodwood Drive Keilor Downs VIC 3038

3 1 1

Sold Price

^{RS} **\$647,000**

Sold Date

23-Oct-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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