

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

19 NORDIC AVENUE KEILOR LODGE 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

\$1,160,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

House

Suburb

Keilor Lodge

Period-from

01 Dec 2023

to

30 Nov 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

11 FIREBALL COURT TAYLORS LAKES VIC 3038	\$1,180,000	16-Nov-24
12 DELANEY COURT KEILOR VIC 3036	\$1,190,000	21-Aug-24
6 GOULBURN WAY TAYLORS LAKES VIC 3038	\$1,200,000	14-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: 24 December 2024



11 FIREBALL COURT TAYLORS LAKES VIC 3038

 4  2  2

Sold Price ^{RS} **\$1,180,000** Sold Date **16-Nov-24**

Distance **1.1km**



12 DELANEY COURT KEILOR VIC 3036

 4  2  -

Sold Price **\$1,190,000** Sold Date **21-Aug-24**

Distance **1.94km**



6 GOULBURN WAY TAYLORS LAKES VIC 3038

 5  2  2

Sold Price ^{RS} **\$1,200,000** Sold Date **14-Dec-24**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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