

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 JUDITH STREET KEILOR EAST VIC 3033

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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,550

Property type

House

Suburb

Keilor East

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|---|-------------|-----------|
| 25 VIEWBANK DRIVE KEILOR EAST VIC 3033 | \$1,425,000 | 05-Jul-24 |
| 2 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034 | \$1,360,000 | 27-Jul-24 |
| 4 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034 | \$1,455,000 | 18-May-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: 25 August 2024



25 VIEWBANK DRIVE KEILOR EAST VIC 3033 Sold Price ^{RS} **\$1,425,000** Sold Date **05-Jul-24**

4 2 2

Distance **0.29km**



2 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034 Sold Price ^{RS} **\$1,360,000** Sold Date **27-Jul-24**

4 3 2

Distance **2.25km**



4 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034 Sold Price ^{RS} **\$1,455,000** Sold Date **18-May-24**

4 2 2

Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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