

## 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

3 Poet Court Keilor Downs VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jan 2021

to

31 Dec 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

1 Benz Court Keilor Downs VIC 3038	\$785,000	02-Oct-21
36 Proctor Crescent Keilor Downs VIC 3038	\$760,000	22-Nov-21
5 Attley Court Keilor Downs VIC 3038	\$735,000	16-Dec-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: 12 January 2022



### 1 Benz Court Keilor Downs VIC 3038

 3
  2
  1

Sold Price

<sup>RS</sup>
**\$785,000**

Sold Date

**02-Oct-21**

Distance

**0.81km**


### 36 Proctor Crescent Keilor Downs VIC 3038

 4
  2
  1

Sold Price

**\$760,000**

Sold Date

**22-Nov-21**

Distance

**1.08km**


### 5 Attley Court Keilor Downs VIC 3038

 3
  2
  2

Sold Price

<sup>RS</sup>
**\$735,000**
<sup>UN</sup>

Sold Date

**16-Dec-21**

Distance

**0.15km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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