

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

4 VASA PLACE 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Keilor Lodge

Period-from

01 Aug 2021

to

31 Jul 2022

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 ARTHUR PHILLIP WAY KEILOR LODGE VIC 3038	\$790,000	26-Jul-22
44 TRURO CRESCENT KEILOR LODGE VIC 3038	\$820,000	22-Feb-22
3 ANCONA CLOSE KEILOR LODGE VIC 3038	\$830,000	14-May-22

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: 16 August 2022



1 ARTHUR PHILLIP WAY KEILOR LODGE VIC 3038

 4  2  2

Sold Price

^{RS}

\$790,000

Sold Date

26-Jul-22

Distance

0.25km



44 TRURO CRESCENT KEILOR LODGE VIC 3038

 3  2  2

Sold Price

\$820,000

Sold Date

22-Feb-22

Distance

0.46km



3 ANCONA CLOSE KEILOR LODGE VIC 3038

 4  2  2

Sold Price

\$830,000

Sold Date

14-May-22

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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