

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 ALAWA COURT 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

or range
between

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jan 2024

to

31 Dec 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

8 ARCHER PLACE KEILOR DOWNS VIC 3038	\$809,000	07-Dec-24
18 MORRIS DRIVE KEILOR DOWNS VIC 3038	\$810,000	31-Oct-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: 07 January 2025



**8 ARCHER PLACE KEILOR DOWNS
VIC 3038**

Sold Price

^{RS}

\$809,000

Sold Date

07-Dec-24

 4  2  2

Distance

0.96km



**18 MORRIS DRIVE KEILOR DOWNS
VIC 3038**

Sold Price

\$810,000

Sold Date

31-Oct-24

 3  2  2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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