

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 Nash 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jun 2019

to

31 May 2020

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

| | | |
|---|-----------|-----------|
| 42 Goodwood Drive Keilor Downs VIC 3038 | \$670,000 | 05-May-20 |
| 7 Durban Court Keilor Downs VIC 3038 | \$655,000 | 29-Jan-20 |
| 20 Leilani Court Keilor Downs VIC 3038 | \$645,000 | 28-Jan-20 |

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: 30 June 2020



42 Goodwood Drive Keilor Downs VIC 3038

 4  2  3

Sold Price

\$670,000^{UN}

Sold Date **05-May-20**

Distance **0.53km**



7 Durban Court Keilor Downs VIC 3038

 3  2  2

Sold Price

\$655,000

Sold Date **29-Jan-20**

Distance **0.76km**



20 Leilani Court Keilor Downs VIC 3038

 3  2  3

Sold Price

\$645,000

Sold Date **28-Jan-20**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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