

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

LOT 3/6 BELLE VISTA 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

\$600,000

&

\$660,000

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

120 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033	\$679,000	11-Jun-24
68 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033	\$702,000	20-Apr-24
38 LAKESIDE CRESCENT KEILOR EAST VIC 3033	\$630,000	06-Nov-23

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.~~

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**120 VALLEY LAKE BOULEVARD
KEILOR EAST VIC 3033**

3 2 2

Sold Price

^{RS}

\$679,000

Sold Date

11-Jun-24

Distance

0.16km



**68 VALLEY LAKE BOULEVARD
KEILOR EAST VIC 3033**

3 2 1

Sold Price

^{RS}

\$702,000

Sold Date

20-Apr-24

Distance

0.06km



**38 LAKESIDE CRESCENT KEILOR
EAST VIC 3033**

3 2 1

Sold Price

\$630,000

Sold Date

06-Nov-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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