

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

1/2 Green Gully Close 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Keilor Downs

Period-from

01 May 2020

to

30 Apr 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

22 Kangaroo Paw Court Taylors Lakes VIC 3038	\$450,000	09-Mar-21
1/61 Fox Street St Albans VIC 3021	\$485,000	20-Mar-21
14A Lois Street St Albans VIC 3021	\$498,000	01-Feb-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: 05 May 2021



22 Kangaroo Paw Court Taylors Lakes VIC 3038

2 1 1

Sold Price

\$450,000

Sold Date

09-Mar-21

Distance

0.55km



1/61 Fox Street St Albans VIC 3021

3 1 1

Sold Price

^{RS} **\$485,000**

Sold Date

20-Mar-21

Distance

1.71km



14A Lois Street St Albans VIC 3021

3 1 1

Sold Price

\$498,000

Sold Date

01-Feb-21

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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