

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

34 AQUANITA CRESCENT 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Farm

Suburb

Keilor Downs

Period-from

01 Sep 2022

to

31 Aug 2023

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 HALLMARK PLACE KEILOR DOWNS VIC 3038	\$700,000	25-Jul-23
11 BOSTON CRESCENT KEILOR DOWNS VIC 3038	\$719,500	26-Aug-23
46 ALDERSHOT DRIVE KEILOR DOWNS VIC 3038	\$690,000	15-May-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.~~

This Statement of Information was prepared on: 11 September 2023

	8 HALLMARK PLACE KEILOR DOWNS VIC 3038	Sold Price	\$700,000	Sold Date	25-Jul-23
	 4  -  2			Distance	0.27km
	11 BOSTON CRESCENT KEILOR DOWNS VIC 3038	Sold Price	^{RS} \$719,500	Sold Date	26-Aug-23
	 4  2  2			Distance	0.76km
	46 ALDERSHOT DRIVE KEILOR DOWNS VIC 3038	Sold Price	\$690,000	Sold Date	15-May-23
	 4  2  2			Distance	0.93km

RS = Recent sale

UN = Undisclosed Sale

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