

## 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

32 Eastleigh Avenue Keilor East VIC 3033

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,500

Property type

House

Suburb

Keilor East

Period-from

01 Oct 2020

to

30 Sep 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 4/65A Sterling Drive Keilor East VIC 3033 | \$745,000 | 13-Oct-21 |
| 37A Dinah Parade Keilor East VIC 3033     | \$685,000 | 24-Jun-21 |
| 8A Borva Drive Keilor East VIC 3033       | \$685,000 | 19-Jun-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: 15 October 2021



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**4/65A Sterling Drive Keilor East VIC 3033**

3 2 1

Sold Price

<sup>RS</sup> **\$745,000**

Sold Date

**13-Oct-21**

Distance

**0.36km**



**37A Dinah Parade Keilor East VIC 3033**

3 1 1

Sold Price

**\$685,000**

Sold Date

**24-Jun-21**

Distance

**1.15km**



**8A Borva Drive Keilor East VIC 3033**

3 2 1

Sold Price

Sold Date

**19-Jun-21**

Distance

**1.46km**

RS = Recent sale

UN = Undisclosed Sale

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