

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

2 WIMMERA 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

\$765,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jun 2022

to

31 May 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 WIMMERA CRESCENT KEILOR DOWNS VIC 3038	\$680,000	25-Feb-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: 27 June 2023

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**8 WIMMERA CRESCENT KEILOR
DOWNS VIC 3038**

 3  1  2

Sold Price

\$680,000

Sold Date

25-Feb-23

Distance

0.06km



**46 ALDRSHOT DRIVE KEILOR
DOWNS VIC 3038**

 4  2  2

Sold Price

^{RS} **\$690,000** ^{UN}

Sold Date

15-May-23

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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