

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

12 Park Drive 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$856,000

Property type

House

Suburb

Keilor East

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

115 Quinn Grove Keilor East VIC 3033	\$988,500	27-Mar-21
117 Arcade Way Keilor East VIC 3033	\$900,000	24-Feb-21
25 Clarks Road Keilor East VIC 3033	\$950,000	23-Jan-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.~~

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**115 Quinn Grove Keilor East VIC 3033**
 3
  1
  1

Sold Price

\$988,500

Sold Date

27-Mar-21

Distance

1.38km**117 Arcade Way Keilor East VIC 3033**
 3
  2
  2

Sold Price

^{RS} **\$900,000**

Sold Date

24-Feb-21

Distance

0.65km**25 Clarks Road Keilor East VIC 3033**
 4
  1
  2

Sold Price

\$950,000

Sold Date

23-Jan-21

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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