

## 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

85-87 BREES ROAD 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

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,005,050

Property type

House

Suburb

Keilor East

Period-from

01 Nov 2023

to

31 Oct 2024

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

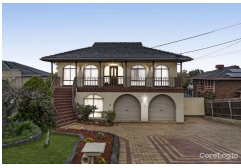
Date of sale

49 BREES ROAD KEILOR EAST VIC 3033	\$1,300,000	14-Oct-24
153 BREES ROAD KEILOR EAST VIC 3033	-	14-Jul-24

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.

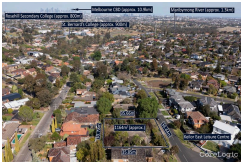
This Statement of Information was prepared on: 20 November 2024



**49 BRES ROAD KEILOR EAST VIC 3033** Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **14-Oct-24**

5 3 4

Distance **0.35km**



**153 BRES ROAD KEILOR EAST VIC 3033** Sold Price <sup>RS UN</sup> Sold Date **14-Jul-24**

5 3 2

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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