

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

2/38 Saratoga 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

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/180 Copernicus Way Keilor Downs VIC 3038	\$502,000	24-Apr-19
1/11 El Golea Mews Keilor Downs VIC 3038	\$502,000	03-Aug-19
3 Skipton Close Keilor Downs VIC 3038	\$540,000	25-May-19

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: 28 October 2019



2/180 Copernicus Way Keilor Downs VIC 3038

 3  1  1

Sold Price **\$502,000** Sold Date **24-Apr-19**

Distance **0.24km**



1/11 El Golea Mews Keilor Downs VIC 3038

 3  2  1

Sold Price

Sold Date **03-Aug-19**

Distance **0.47km**



3 Skipton Close Keilor Downs VIC 3038

 3  2  2

Sold Price

\$540,000 Sold Date **25-May-19**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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