

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

7 Alawa Court 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Sep 2018

to

31 Aug 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

4 Dewey Court Keilor Downs VIC 3038	\$655,000	03-Jun-19
4 St Warden Court Keilor Downs VIC 3038	\$680,000	10-Jun-19
12 Rivette Court Keilor Downs VIC 3038	\$725,000	24-Aug-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: 16 September 2019

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4 Dewey Court Keilor Downs VIC 3038

 4  2  2

Sold Price

\$655,000

Sold Date

03-Jun-19

Distance

0.18km



4 St Warden Court Keilor Downs VIC 3038

 4  2  2

Sold Price

\$680,000

Sold Date

10-Jun-19

Distance

1.01km



12 Rivette Court Keilor Downs VIC 3038

 4  2  6

Sold Price

^{RS} **\$725,000**

Sold Date

24-Aug-19

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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