

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 ARDENNA COURT, KEILOR DOWNS, VIC**

4 bedrooms 2 bathrooms 4 car spaces

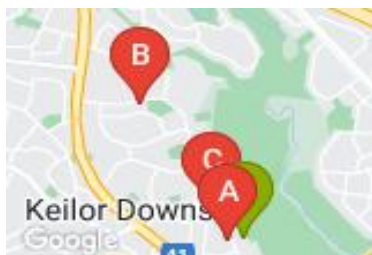
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$789,000**

Provided by: Cameron Parker, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**KEILOR DOWNS, VIC, 3038**

**Suburb Median Sale Price (House)**

**\$729,750**

01 April 2023 to 30 September 2023

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**37 TARELLA DR, KEILOR DOWNS, VIC 3038**

4 bedrooms 2 bathrooms 2 car spaces

**Sale Price**

**\$765,000**

Sale Date: 18/06/2022

Distance from Property: 109m



**109 ODESSA AVE, KEILOR DOWNS, VIC 3038**

3 bedrooms 2 bathrooms 2 car spaces

**Sale Price**

**\*\$785,500**

Sale Date: 07/10/2023

Distance from Property: 1.2km



**2 WIMMERA CRES, KEILOR DOWNS, VIC 3038**

3 bedrooms 1 bathroom 2 car spaces

**Sale Price**

**\$750,000**

Sale Date: 16/07/2023

Distance from Property: 290m



This report has been compiled on 06/12/2023 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3 ARDENA COURT, KEILOR DOWNS, VIC 3038

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$789,000

### Median sale price

Median price

\$729,750

Property type

House

Suburb

KEILOR DOWNS

Period

01 April 2023 to 30 September 2023

Source

 pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

37 TARELLA DR, KEILOR DOWNS, VIC 3038	\$765,000	18/06/2022
109 ODESSA AVE, KEILOR DOWNS, VIC 3038	*\$785,500	07/10/2023
2 WIMMERA CRES, KEILOR DOWNS, VIC 3038	\$750,000	16/07/2023

This Statement of Information was prepared on:

06/12/2023