

## 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

50 WUNNAMURRA DRIVE 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

\$735,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,500

Property type

Unit

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

2/94 ROSEHILL ROAD KEILOR EAST VIC 3033	\$717,500	31-Aug-24
17A PAUL AVENUE KEILOR EAST VIC 3033	\$868,000	14-Sep-24
94 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033	\$715,000	31-May-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: 18 November 2024



**2/94 ROSEHILL ROAD KEILOR EAST VIC 3033**

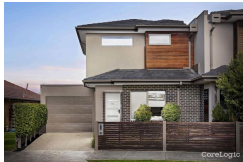
 3  2  1

Sold Price

<sup>RS</sup> **\$717,500**

Sold Date **31-Aug-24**

Distance **1.91km**



**17A PAUL AVENUE KEILOR EAST VIC 3033**

 3  2  1

Sold Price

<sup>RS</sup> **\$868,000**

Sold Date **14-Sep-24**

Distance **0.86km**



**94 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033**

 3  2  -

Sold Price

**\$715,000**

Sold Date **31-May-24**

Distance **1.52km**

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

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