

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

1 DULCIFY 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

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,500

Property type

House

Suburb

Keilor Downs

Period-from

01 Aug 2021

to

31 Jul 2022

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

24/346 SYDENHAM ROAD SYDENHAM VIC 3037	\$455,000	07-Jul-22
27/12-32 PECKS ROAD SYDENHAM VIC 3037	\$457,000	15-Jul-22

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 August 2022


**24/346 SYDENHAM ROAD
SYDENHAM VIC 3037**
 3  2  2

Sold Price

^{RS}
\$455,000

Sold Date

07-Jul-22

Distance

1.44km

**27/12-32 PECKS ROAD SYDENHAM
VIC 3037**
 3  1  1

Sold Price

^{RS}
\$457,000

Sold Date

15-Jul-22

Distance

1.93km
RS = Recent sale

UN = Undisclosed Sale

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