

## 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

13 Regent Street 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

or range  
between

\$950,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Other

Suburb

Keilor East

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 69A Lincoln Drive Keilor East VIC 3033  | \$1,020,000 | 23-Oct-21 |
| 7A Drew Street Keilor East VIC 3033     | \$1,016,000 | 14-Aug-21 |
| 33A Roberts Street Keilor East VIC 3033 | \$985,000   | 03-Jul-21 |

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: 15 November 2021



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**69A Lincoln Drive Keilor East VIC 3033**

3 3 1

Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **23-Oct-21**

Distance **0.75km**



**7A Drew Street Keilor East VIC 3033**

3 2 2

Sold Price <sup>RS</sup> **\$1,016,000** Sold Date **14-Aug-21**

Distance **0.91km**



**33A Roberts Street Keilor East VIC 3033**

4 2 1

Sold Price **\$985,000** Sold Date **03-Jul-21**

Distance **0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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