

## 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

10 Darracq Drive Keilor Downs VIC 3038

### 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

\$830,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

Suburb

Keilor Downs

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

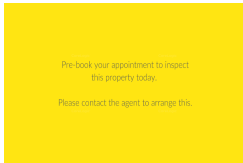



1 Hattah Court Taylors Lakes VIC 3038	\$840,000	06-Oct-21
10 Guildford Court Keilor Downs VIC 3038	\$870,000	24-Jul-21
26 Hispano Drive Keilor Downs VIC 3038	\$830,000	17-Sep-21




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.~~

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	<b>1 Hattah Court Taylors Lakes VIC 3038</b>	Sold Price	<b>\$840,000</b>	Sold Date	<b>06-Oct-21</b>
	 4  2  2			Distance	<b>0.64km</b>

	<b>10 Guildford Court Keilor Downs VIC 3038</b>	Sold Price	<b>\$870,000</b>	Sold Date	<b>24-Jul-21</b>
	 4  2  2			Distance	<b>0.86km</b>

	<b>26 Hispano Drive Keilor Downs VIC 3038</b>	Sold Price	<sup>RS</sup> <b>\$830,000</b>	Sold Date	<b>17-Sep-21</b>
	 4  2  6			Distance	<b>1.39km</b>

RS = Recent sale      UN = Undisclosed Sale

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