

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

2 Attley 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

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

| | | |
|---|-----------|-----------|
| 30 Stockwell Crescent Keilor Downs VIC 3038 | \$920,000 | 25-Jun-20 |
| 101 Lady Nelson Way Keilor Downs VIC 3038 | \$930,500 | 17-Jul-21 |
| 10 Guildford Court Keilor Downs VIC 3038 | \$870,000 | 24-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: 02 November 2021


30 Stockwell Crescent Keilor Downs VIC 3038

 4
  2
  2

Sold Price

\$920,000

Sold Date

25-Jun-20

Distance

0.44km

101 Lady Nelson Way Keilor Downs VIC 3038

 4
  2
  2

Sold Price

^{RS} **\$930,500**

Sold Date

17-Jul-21

Distance

0.52km

10 Guildford Court Keilor Downs VIC 3038

 4
  2
  2

Sold Price

\$870,000

Sold Date

24-Jul-21

Distance

1.1km
RS = Recent sale

UN = Undisclosed Sale

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