

## 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

1/27 Roseberry Avenue 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

or range  
between

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/27 Roseberry Avenue Keilor Downs VIC 3038	\$430,000	14-Feb-20
4 Oncidium Gardens Keilor Downs VIC 3038	\$428,000	07-Feb-20
27 Saratoga Crescent Keilor Downs VIC 3038	\$478,000	26-Feb-20

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: 28 July 2020


**2/27 Roseberry Avenue Keilor Downs VIC 3038**

 2
  1
  1

Sold Price

**\$430,000**

Sold Date

**14-Feb-20**

Distance

**0.02km**

**4 Oncidium Gardens Keilor Downs VIC 3038**

 2
  1
  1

Sold Price

**\$428,000**

Sold Date

**07-Feb-20**

Distance

**0.42km**

**27 Saratoga Crescent Keilor Downs VIC 3038**

 2
  1
  1

Sold Price

**\$478,000**

Sold Date

**26-Feb-20**

Distance

**0.7km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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