

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

2/14 PACKARD STREET 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,250

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Oct 2023

to

30 Sep 2024

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

1/12 HISPANO DRIVE KEILOR DOWNS VIC 3038	\$681,000	29-Apr-24
3/5 ONCIDIUM GARDENS KEILOR DOWNS VIC 3038	\$650,000	22-Jun-24
8A SIBYL COURT KEILOR DOWNS VIC 3038	\$652,500	29-May-24

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: 08 October 2024

AREA SPECIALIST

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**1/12 HISPANO DRIVE KEILOR
DOWNS VIC 3038**

3 2 1

Sold Price

^{RS}

\$681,000

Sold Date

29-Apr-24

Distance

0.31km



**3/5 ONCIDIUM GARDENS KEILOR
DOWNS VIC 3038**

3 2 2

Sold Price

\$650,000

Sold Date

22-Jun-24

Distance

1.47km



**8A SIBYL COURT KEILOR DOWNS
VIC 3038**

3 2 1

Sold Price

\$652,500

Sold Date

29-May-24

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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