

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

8/100 TAYLORS ROAD 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,750

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Jan 2022

to

31 Dec 2022

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

9/100 TAYLORS ROAD KEILOR DOWNS VIC 3038	\$510,000	27-Apr-22
14 COLEIRO LANE KEILOR DOWNS VIC 3038	\$537,500	24-Feb-22
3/4 GRACEBURN GROVE ST ALBANS VIC 3021	\$513,000	22-Feb-22

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: 11 January 2023



9/100 TAYLORS ROAD KEILOR DOWNS VIC 3038

2
 2
 1

Sold Price

\$510,000

Sold Date

27-Apr-22

Distance

0.03km

14 COLEIRO LANE KEILOR DOWNS VIC 3038

2
 2
 1

Sold Price

\$537,500

Sold Date

24-Feb-22

Distance

0.79km

3/4 GRACEBURN GROVE ST ALBANS VIC 3021

2
 2
 1

Sold Price

\$513,000

Sold Date

22-Feb-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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