

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

5 LONGFORD COURT KEALBA VIC 3021

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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Kealba

Period-from

01 Jul 2023

to

30 Jun 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

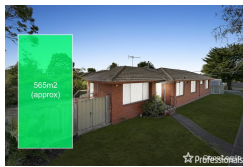
Date of sale

2 KENTON PLACE KEALBA VIC 3021	\$662,000	27-Apr-24
1 CALVERTON ROAD KEALBA VIC 3021	\$665,000	15-Feb-24
6 HEDGELEY ROAD KEALBA VIC 3021	\$650,000	16-Jul-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: 24 July 2024



2 KENTON PLACE KEALBA VIC 3021

3 2 2

Sold Price

\$662,000

Sold Date

27-Apr-24

Distance

0.29km



1 CALVERTON ROAD KEALBA VIC 3021

3 1 4

Sold Price

\$665,000

Sold Date

15-Feb-24

Distance

0.47km



6 HEDGELEY ROAD KEALBA VIC 3021

3 1 1

Sold Price

^{RS} **\$650,000**

Sold Date

16-Jul-24

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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