

## 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

2/67 MILLEARA ROAD KEILOR EAST VIC 3033

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Keilor East

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

|   |           |           |
|---|-----------|-----------|
| 4/32 SPRING STREET NIDDRIE VIC 3042       | \$430,000 | 13-May-24 |
| 5/43-45 HART STREET AIRPORT WEST VIC 3042 | \$450,000 | 29-May-24 |
| 1/64 DINAH PARADE KEILOR EAST VIC 3033    | \$560,000 | 31-Aug-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: 29 October 2024

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**4/32 SPRING STREET NIDDRIE VIC 3042**

Sold Price

**\$430,000**

Sold Date

**13-May-24**

 2

 1

 1

Distance

**0.98km**



**5/43-45 HART STREET AIRPORT WEST VIC 3042**

Sold Price

**\$450,000**

Sold Date

**29-May-24**

 3

 1

 1

Distance

**1.99km**



**1/64 DINAH PARADE KEILOR EAST VIC 3033**

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date

**31-Aug-24**

 2

 2

 1

Distance

**0.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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