

## 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

33 FLINDERS STREET KEILOR PARK VIC 3042

### 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

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Keilor Park

Period-from

01 Jul 2022

to

30 Jun 2023

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 MARKET STREET KEILOR PARK VIC 3042	\$791,000	12-Feb-23
1 ADRIENNE CLOSE KEILOR PARK VIC 3042	\$865,000	26-Sep-22
15 BATMAN AVENUE KEILOR PARK VIC 3042	\$865,000	05-Sep-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: 31 July 2023



**4 MARKET STREET KEILOR PARK  
VIC 3042**

 3  1  2

Sold Price

**\$791,000**

Sold Date

**12-Feb-23**

Distance

**0.2km**



**1 ADRIENNE CLOSE KEILOR PARK  
VIC 3042**

 4  2  2

Sold Price

**\$865,000**

Sold Date

**26-Sep-22**

Distance

**0.27km**



**15 BATMAN AVENUE KEILOR PARK  
VIC 3042**

 5  2  2

Sold Price

Sold Date

**05-Sep-22**

Distance

**0.33km**



**83 VICTORY STREET KEILOR PARK  
VIC 3042**

 3  2  1

Sold Price

**\$852,000**

Sold Date

**18-Feb-23**

Distance

**0.31km**



**28 FOSTERS ROAD KEILOR PARK  
VIC 3042**

 3  1  1

Sold Price

**\$850,000**

Sold Date

**17-Feb-23**

Distance

**0.09km**



**35 SWAN STREET KEILOR PARK  
VIC 3042**

 3  -  -

Sold Price

**\$900,000**

Sold Date

**01-Aug-22**

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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**10 ZAGREB COURT KEILOR PARK  
VIC 3042**

Sold Price

**\$892,500**

Sold Date

**01-Oct-22**

 3

 2

 2

Distance

**0.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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