

## 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 Stockwell Crescent Keilor Downs VIC 3038

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jan 2020

to

31 Dec 2020

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

3 Malster Court Keilor Downs VIC 3038	\$755,000	25-Sep-19
79 Willys Avenue Keilor Downs VIC 3038	\$721,000	16-Nov-19
1 Lancia Drive Keilor Downs VIC 3038	\$720,000	14-Dec-20

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: 12 January 2021

# AREASPECIALIST

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**3 Malster Court Keilor Downs VIC 3038**

Sold Price

**\$755,000**

Sold Date

**25-Sep-19**



3



2



4

Distance

**0.24km**



**79 Willys Avenue Keilor Downs VIC 3038**

Sold Price

**\$721,000**

Sold Date

**16-Nov-19**



4



2



2

Distance

**0.34km**



**1 Lancia Drive Keilor Downs VIC 3038**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**14-Dec-20**



4



2



7

Distance

**0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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