

## 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

28 SARATOGA CRESCENT KEILOR DOWNS VIC 3038

### 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

\$700,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Dec 2022

to

30 Nov 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

8 MASEFIELD COURT DELAHEY VIC 3037	\$732,500	13-May-23
14 SHERBROOKE CRESCENT TAYLORS LAKES VIC 3038	\$710,000	07-Feb-23
16 APOLLO ROAD TAYLORS LAKES VIC 3038	\$700,000	18-Feb-23

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: 08 December 2023


**8 MASEFIELD COURT DELAHEY  
VIC 3037**

 3
  2
  2

Sold Price

**\$732,500**

Sold Date

**13-May-23**

Distance

**1.13km**

**14 SHERBROOKE CRESCENT  
TAYLORS LAKES VIC 3038**

 3
  2
  2

Sold Price

**\$710,000**

Sold Date

**07-Feb-23**

Distance

**1.21km**

**16 APOLLO ROAD TAYLORS  
LAKES VIC 3038**

 3
  2
  2

Sold Price

**\$700,000**

Sold Date

**18-Feb-23**

Distance

**1.31km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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