

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 ITALA COURT KEILOR DOWNS VIC 3038

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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/195 COPERNICUS WAY KEILOR DOWNS VIC 3038	\$662,000	09-Oct-21
2/183 COPERNICUS WAY KEILOR DOWNS VIC 3038	\$653,500	28-Oct-21
7/14 PACKARD STREET KEILOR DOWNS VIC 3038	\$600,000	02-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09 December 2021



**1/195 COPERNICUS WAY KEILOR
DOWNS VIC 3038**

3 2 1

Sold Price

^{RS} **\$662,000**

Sold Date

09-Oct-21

Distance

1.39km



**2/183 COPERNICUS WAY KEILOR
DOWNS VIC 3038**

3 1 2

Sold Price

^{RS} **\$653,500**

Sold Date

28-Oct-21

Distance

1.33km



**7/14 PACKARD STREET KEILOR
DOWNS VIC 3038**

2 3 2

Sold Price

\$600,000

Sold Date

02-Oct-21

Distance

0.62km



**2/65 GOODWOOD DRIVE KEILOR
DOWNS VIC 3038**

3 1 1

Sold Price

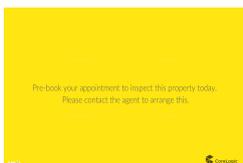
^{RS} **\$647,000**

Sold Date

23-Oct-21

Distance

0.43km



**2B CHRYSLER COURT KEILOR
DOWNS VIC 3038**

3 1 1

Sold Price

\$556,000

Sold Date

30-Jun-21

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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