

## 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

20 Lakeside Crescent Keilor East VIC 3033

### 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$853,000

Property type

House

Suburb

Keilor East

Period-from

01 Apr 2020

to

31 Mar 2021

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 Mainridge Vista Keilor East VIC 3033	\$590,000	08-Feb-21
3/1 Woorite Place Keilor East VIC 3033	\$605,000	09-Nov-20
4/1 Woorite Place Keilor East VIC 3033	\$585,000	08-Jan-21

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: 30 April 2021

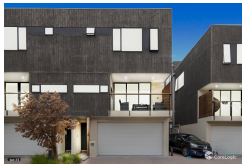


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**3 Mainridge Vista Keilor East VIC 3033**

2 2 2

Sold Price **\$590,000** Sold Date **08-Feb-21**

Distance **0.1km**

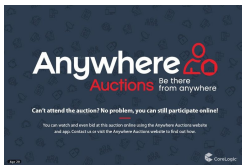


**3/1 Woorite Place Keilor East VIC 3033**

3 2 1

Sold Price **\$605,000** Sold Date **09-Nov-20**

Distance **1.16km**



**4/1 Woorite Place Keilor East VIC 3033**

3 2 1

Sold Price **\$585,000** Sold Date **08-Jan-21**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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