

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

40 Saratoga Crescent 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Sep 2018

to

31 Aug 2019

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

12 Rivette Court Keilor Downs VIC 3038	\$725,000	24-Aug-19
39 Truro Crescent Keilor Lodge VIC 3038	\$710,000	15-Jul-19
27 Pindari Avenue Taylors Lakes VIC 3038	\$695,000	30-Jul-19

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: 16 September 2019

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12 Rivette Court Keilor Downs VIC 3038

4 2 1

Sold Price

\$725,000

Sold Date **24-Aug-19**

Distance **1.13km**



39 Truro Crescent Keilor Lodge VIC 3038

4 2 2

Sold Price

\$710,000^{UN}

Sold Date **15-Jul-19**

Distance **1.88km**



27 Pindari Avenue Taylors Lakes VIC 3038

4 2 2

Sold Price

\$695,000

Sold Date **30-Jul-19**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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