

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

61 Tarella Drive, Keilor Downs Vic 3038

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$860,100

Property Type

House

Suburb

Keilor Downs

Period - From

01/10/2021

to

31/12/2021

Source

REIV

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 six 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	3 Lois St ST ALBANS 3021	\$662,000	21/10/2021
2	9 Jenkins Ct KEALBA 3021	\$660,000	20/11/2021
3	8 Jenkins Ct KEALBA 3021	\$610,000	01/12/2021

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 six months.~~

This Statement of Information was prepared on:

01/04/2022 17:15



3 1 2

Property Type:
Land Size: 693 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median House Price
 December quarter 2021: \$860,100

Comparable Properties



3 Lois St ST ALBANS 3021 (REI)

Agent Comments

3 1 2

Price: \$662,000
Method: Auction Sale
Date: 21/10/2021
Property Type: House (Res)



9 Jenkins Ct KEALBA 3021 (REI)

Agent Comments

3 1 1

Price: \$660,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House
Land Size: 576 sqm approx



8 Jenkins Ct KEALBA 3021 (REI)

Agent Comments

3 1 2

Price: \$610,000
Method: Sold Before Auction
Date: 01/12/2021
Property Type: House (Res)