

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

1/38 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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Jan 2024

to

31 Dec 2024

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

1/5 MALSTER COURT KEILOR DOWNS VIC 3038	\$583,500	30-Jul-24
7A AQUANITA CRESCENT KEILOR DOWNS VIC 3038	\$565,500	20-Nov-24
2/29 ROSEBERRY AVENUE KEILOR DOWNS VIC 3038	\$590,000	29-Oct-24

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: 21 January 2025



**1/5 MALSTER COURT KEILOR
DOWNS VIC 3038**

 2  1  1

Sold Price **\$583,500** Sold Date **30-Jul-24**

Distance **0.35km**



**7A AQUANITA CRESCENT KEILOR
DOWNS VIC 3038**

 3  1  1

Sold Price ^{RS} **\$565,500** Sold Date **20-Nov-24**

Distance **0.6km**



**2/29 ROSEBERRY AVENUE KEILOR
DOWNS VIC 3038**

 3  1  1

Sold Price **\$590,000** Sold Date **29-Oct-24**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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