

## 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

14 McShane Drive Kealba VIC 3021

### 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Kealba

Period-from

01 Oct 2020

to

30 Sep 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

1 Brazilia Avenue Kealba VIC 3021	\$630,000	01-May-21
21 Bundeena Avenue Kealba VIC 3021	\$602,000	24-Apr-21
5 Chilterns Court Kealba VIC 3021	\$635,000	30-Jun-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: 18 October 2021

# AREASPECIALIST

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**1 Brazilia Avenue Kealba VIC 3021**

Sold Price

**\$630,000**

Sold Date

**01-May-21**



3



1



2

Distance

**0.04km**



**21 Bundeena Avenue Kealba VIC 3021**

Sold Price

**\$602,000**

Sold Date

**24-Apr-21**



4



1



2

Distance

**0.07km**



**5 Chilterns Court Kealba VIC 3021**

Sold Price

**\$635,000**

Sold Date

**30-Jun-21**



3



1



1

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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