

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

50 MUNICH DRIVE 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Sep 2022

to

31 Aug 2023

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

31 PATTERSON AVENUE KEILOR VIC 3036	\$940,000	24-Jun-23
22 DARRACQ DRIVE KEILOR DOWNS VIC 3038	\$900,000	29-Mar-23
16 COPERNICUS WAY KEILOR DOWNS VIC 3038	\$917,000	12-Aug-23

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 September 2023



**31 PATTERSON AVENUE KEILOR
VIC 3036**

 4  2  2

Sold Price

^{RS} **\$940,000**

Sold Date

24-Jun-23

Distance

1.34km



**22 DARRACQ DRIVE KEILOR
DOWNS VIC 3038**

 2  3  2

Sold Price

\$900,000

Sold Date

29-Mar-23

Distance

1.54km



**16 COPERNICUS WAY KEILOR
DOWNS VIC 3038**

 3  2  2

Sold Price

^{RS} **\$917,000**

Sold Date

12-Aug-23

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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