

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

14/145-149 COPERNICUS WAY 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

\$430,000

&

\$470,000

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

1/24 UNICORN WAY KINGS PARK VIC 3021	\$437,000	18-Sep-24
54/12-32 PECKS ROAD SYDENHAM VIC 3037	\$440,000	21-Sep-24
2/11 BURNS WAY DELAHEY VIC 3037	\$465,000	24-Sep-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: 22 January 2025



**1/24 UNICORN WAY KINGS PARK
VIC 3021**

Sold Price

\$437,000

Sold Date

18-Sep-24

 2  1  1

Distance

2.5km



**54/12-32 PECKS ROAD SYDENHAM
VIC 3037**

Sold Price

\$440,000

Sold Date

21-Sep-24

 2  1  1

Distance

2.45km



**2/11 BURNS WAY DELAHEY VIC
3037**

Sold Price

\$465,000

Sold Date

24-Sep-24

 2  1  1

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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