

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 KAVANAGH 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,250

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Oct 2023

to

30 Sep 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

Address of comparable property	Price	Date of sale
34 KAVANAGH CRESCENT KEILOR DOWNS VIC 3038	\$600,000	07-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.

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E ajones@barryplant.com.au**34 KAVANAGH CRESCENT KEILOR
DOWNS VIC 3038**

Sold Price

RS

\$600,000

Sold Date

07-Oct-24 3 3 2

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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