

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

1/14 Collins Close, Keilor East Vic 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$600,000

Median sale price

Median price \$750,500

Property Type Unit

Suburb Keilor East

Period - From 01/01/2024

to

31/12/2024

Source REIV

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 six 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	9 Grandvalley Dr KEILOR EAST 3033	\$600,000	09/12/2024
2	38 Lakeside Cr KEILOR EAST 3033	\$600,000	25/11/2024
3	4 Belle Vst KEILOR EAST 3033	\$645,000	26/09/2024

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 six months.~~

This Statement of Information was prepared on:

14/03/2025 09:42



 3
  1
  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2024: \$750,500

Comparable Properties



9 Grandvalley Dr KEILOR EAST 3033 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$600,000

Method: Private Sale

Date: 09/12/2024

Property Type: Townhouse (Single)

Land Size: 111 sqm approx



38 Lakeside Cr KEILOR EAST 3033 (VG)

Agent Comments

 3
  -
  -

Price: \$600,000

Method: Sale

Date: 25/11/2024

Property Type: House (Res)

Land Size: 115 sqm approx



4 Belle Vst KEILOR EAST 3033 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$645,000

Method: Private Sale

Date: 26/09/2024

Property Type: Townhouse (Res)

Land Size: 111 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655