

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

13 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

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Aug 2020

to

31 Jul 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

32 Buckland Crescent Keilor VIC 3036	\$867,500	12-Mar-20
865 Old Calder Highway Keilor VIC 3036	\$845,000	11-Mar-21
15 Bethanga Court Taylors Lakes VIC 3038	\$865,000	27-May-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: 05 August 2021



32 Buckland Crescent Keilor VIC 3036

3 2 2

Sold Price **\$867,500** Sold Date **12-Mar-20**

Distance **1.45km**



865 Old Calder Highway Keilor VIC 3036

3 1 2

Sold Price **\$845,000** Sold Date **11-Mar-21**

Distance **1.82km**



15 Bethanga Court Taylors Lakes VIC 3038

3 2 2

Sold Price **\$865,000** Sold Date **27-May-21**

Distance **2.17km**



3 Piangal Place Taylors Lakes VIC 3038

3 2 2

Sold Price **\$865,500** Sold Date **11-Apr-21**

Distance **2.22km**



4 Kialoa Court Taylors Lakes VIC 3038

3 2 2

Sold Price ^{RS} **\$863,500** Sold Date **17-Jul-21**

Distance **2.43km**



63 Prince Albert Crescent Taylors Lakes VIC 3038

3 2 2

Sold Price ^{RS} **\$880,000** Sold Date **30-Jun-21**

Distance **3.32km**

RS = Recent sale UN = Undisclosed Sale

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