

## 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

578B FULLARTON ROAD KEILOR PARK VIC 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$859,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Other

Suburb

Keilor Park

Period-from

01 May 2022

to

30 Apr 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

81A VICTORY STREET KEILOR PARK VIC 3042	\$860,000	28-Nov-22
83 VICTORY STREET KEILOR PARK VIC 3042	\$852,000	18-Feb-23
1/550 FULLARTON ROAD KEILOR PARK VIC 3042	\$761,000	10-Feb-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.~~

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**81A VICTORY STREET KEILOR  
PARK VIC 3042**

3 2 1

Sold Price **\$860,000** Sold Date **28-Nov-22**

Distance **0.17km**



**83 VICTORY STREET KEILOR PARK  
VIC 3042**

3 2 1

Sold Price **\$852,000** Sold Date **18-Feb-23**

Distance **0.18km**



**1/550 FULLARTON ROAD KEILOR  
PARK VIC 3042**

2 2 1

Sold Price **\$761,000** Sold Date **10-Feb-23**

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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