

## 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

9 CROMER PLACE KEILOR DOWNS VIC 3038

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$819,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jul 2021

to

30 Jun 2022

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

|   |           |           |
|---|-----------|-----------|
| 18 ALDRSHOT DRIVE KEILOR DOWNS VIC 3038   | \$712,000 | 09-Jul-22 |
| 16 WIMMERA CRESCENT KEILOR DOWNS VIC 3038 | \$730,000 | 14-May-22 |
| 9 VARNA PLACE KEILOR DOWNS VIC 3038       | \$720,000 | 11-Jun-22 |

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: 25 July 2022

**18 ALDERSHOT DRIVE KEILOR  
DOWNS VIC 3038** 3  2  2

Sold Price

<sup>RS</sup> **\$712,000** Sold Date **09-Jul-22**Distance **0.34km****16 WIMMERA CRESCENT KEILOR  
DOWNS VIC 3038** 3  1  4

Sold Price

**\$730,000** Sold Date **14-May-22**Distance **0.61km****9 VARNA PLACE KEILOR DOWNS  
VIC 3038** 3  1  2

Sold Price

<sup>RS</sup> **\$720,000** Sold Date **11-Jun-22**Distance **0.63km****RS** = Recent sale**UN** = Undisclosed Sale

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