

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

4 Riley Court 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

\$740,000

&

\$790,000

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

6 Mathis Avenue Keilor Downs VIC 3038	\$755,000	27-Mar-21
2 Mathis Avenue Keilor Downs VIC 3038	\$771,000	26-May-21
78 Copernicus Way Keilor Downs VIC 3038	\$825,000	26-Jun-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: 13 August 2021

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6 Mathis Avenue Keilor Downs VIC 3038

Sold Price

\$755,000

Sold Date

27-Mar-21

3

2

2

Distance

0.26km



2 Mathis Avenue Keilor Downs VIC 3038

Sold Price

^{RS} **\$771,000**

Sold Date

26-May-21

3

2

2

Distance

0.3km



78 Copernicus Way Keilor Downs VIC 3038

Sold Price

^{RS} **\$825,000**

Sold Date

26-Jun-21

3

2

3

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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