

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

2 EMBANK COURT KEALBA VIC 3021

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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,500

Property type

House

Suburb

Kealba

Period-from

01 Sep 2021

to

31 Aug 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

4 ROWAN DRIVE KEALBA VIC 3021	\$666,000	26-Jun-22
18 ROWAN DRIVE KEALBA VIC 3021	\$652,000	16-Aug-22
41 DRISCOLLS ROAD KEALBA VIC 3021	\$665,000	20-Aug-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: 20 September 2022



4 ROWAN DRIVE KEALBA VIC 3021 Sold Price **\$666,000** Sold Date **26-Jun-22**

 3  2  1

Distance **0.16km**



18 ROWAN DRIVE KEALBA VIC 3021 Sold Price ^{RS} **\$652,000** Sold Date **16-Aug-22**

 3  1  2

Distance **0.26km**



41 DRISCOLLS ROAD KEALBA VIC 3021 Sold Price ^{RS} **\$665,000** Sold Date **20-Aug-22**

 3  1  2

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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