

## 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

496 BUCKLEY STREET KEILOR EAST VIC 3033

### 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

\$950,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,005,050

Property type

House

Suburb

Keilor East

Period-from

01 Nov 2023

to

31 Oct 2024

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

8 NEVILLE STREET KEILOR EAST VIC 3033	\$1,085,000	28-May-24
1 MENTON COURT AVONDALE HEIGHTS VIC 3034	\$1,000,000	10-Aug-24
38 RIVIERA ROAD AVONDALE HEIGHTS VIC 3034	\$1,050,000	10-Aug-24

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: 18 November 2024



**8 NEVILLE STREET KEILOR EAST  
VIC 3033**

 5  4  -

Sold Price **\$1,085,000** Sold Date **28-May-24**

Distance **0.51km**



**1 MENTON COURT AVONDALE  
HEIGHTS VIC 3034**

 3  2  2

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **10-Aug-24**

Distance **0.54km**



**38 RIVIERA ROAD AVONDALE  
HEIGHTS VIC 3034**

 3  1  1

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **10-Aug-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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