

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 Jenkins 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

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Kealba

Period-from

01 Oct 2020

to

30 Sep 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

3 Leavesdon Avenue Kealba VIC 3021	\$640,000	04-Aug-21
5 Chilterns Court Kealba VIC 3021	\$635,000	30-Jun-21
1 Brazilia Avenue Kealba VIC 3021	\$630,000	01-May-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: 25 October 2021



3 Leavesdon Avenue Kealba VIC 3021

 3  2  2

Sold Price

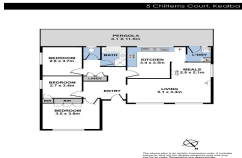
\$640,000

Sold Date

04-Aug-21

Distance

0.17km



5 Chilterns Court Kealba VIC 3021

 3  1  1

Sold Price

\$635,000

Sold Date

30-Jun-21

Distance

0.19km



1 Brazilia Avenue Kealba VIC 3021

 3  1  2

Sold Price

\$630,000

Sold Date

01-May-21

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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