

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

9A WOORIGOLEEN DRIVE KEILOR EAST VIC 3033

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

\$890,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,250

Property type

Unit

Suburb

Keilor East

Period-from

01 Nov 2022

to

31 Oct 2023

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 BERNARD COURT KEILOR EAST VIC 3033	\$915,000	04-May-23
3A DINAH PARADE KEILOR EAST VIC 3033	\$920,000	23-Sep-23
3/8 JANET STREET KEILOR EAST VIC 3033	\$897,500	19-Aug-23

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: 01 November 2023



David Gigliotti
P 9337 5066
M 0411 824 854
E david@mooneevalley.com.au



**3 BERNARD COURT KEILOR EAST
VIC 3033**

3 2 1

Sold Price

^{RS} **\$915,000** Sold Date **04-May-23**

Distance **0.59km**



**3A DINAH PARADE KEILOR EAST
VIC 3033**

4 3 1

Sold Price

^{RS} **\$920,000** ^{UN} Sold Date **23-Sep-23**

Distance **1.44km**



**3/8 JANET STREET KEILOR EAST
VIC 3033**

3 2 1

Sold Price

^{RS} **\$897,500** ^{UN} Sold Date **19-Aug-23**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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