

## 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

18 FIAT COURT KEILOR DOWNS VIC 3038

### 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

\$840,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$828,500

Property type

House

Suburb

Keilor Downs

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

1 VINCT CLOSE KEILOR DOWNS VIC 3038	\$850,000	04-Jun-22
69 LADY NELSON WAY KEILOR DOWNS VIC 3038	\$870,000	01-Sep-22
16 SARATOGA CRESCENT KEILOR DOWNS VIC 3038	\$870,000	16-May-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: 05 September 2022


**1 VINCT CLOSE KEILOR DOWNS  
VIC 3038**
 4    2    2

Sold Price

**\$850,000**

Sold Date

**04-Jun-22**

Distance

**1.17km**

**69 LADY NELSON WAY KEILOR  
DOWNS VIC 3038**
 3    2    2

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**01-Sep-22**

Distance

**1.48km**

**16 SARATOGA CRESCENT KEILOR  
DOWNS VIC 3038**
 3    2    2

Sold Price

**\$870,000**

Sold Date

**16-May-22**

Distance

**1.51km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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