

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

75 LINCOLN 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,004,000

Property type

Other

Suburb

Keilor East

Period-from

01 May 2021

to

30 Apr 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

2 BYRON AVENUE KEILOR EAST VIC 3033	\$900,000	27-Apr-22
9 ETKA AVENUE KEILOR EAST VIC 3033	\$950,000	19-Feb-22
10 WARREN COURT KEILOR EAST VIC 3033	\$973,000	02-Apr-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: 06 May 2022



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**2 BYRON AVENUE KEILOR EAST
VIC 3033**

3 2 1

Sold Price

^{RS} **\$900,000**

Sold Date

27-Apr-22

Distance

0.44km



**9 ETKA AVENUE KEILOR EAST VIC
3033**

3 1 1

Sold Price

^{RS} **\$950,000** ^{UN}

Sold Date

19-Feb-22

Distance

0.77km



**10 WARREN COURT KEILOR EAST
VIC 3033**

4 2 2

Sold Price

^{RS} **\$973,000**

Sold Date

02-Apr-22

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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