

## 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

19 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$920,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,500

Property type

Land

Suburb

Keilor East

Period-from

01 Mar 2022

to

28 Feb 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

19 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033	\$888,000	14-Dec-21
4 HANOVER COURT AVONDALE HEIGHTS VIC 3034	\$1,020,000	11-Nov-22
33 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033	\$880,000	24-Nov-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 March 2023



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**19 VALLEY LAKE BOULEVARD  
KEILOR EAST VIC 3033**

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Sold Price **\$888,000** Sold Date **14-Dec-21**

Distance **0km**



**4 HANOVER COURT AVONDALE  
HEIGHTS VIC 3034**

8 6 -

Sold Price **\$1,020,000** Sold Date **11-Nov-22**

Distance **1.33km**



**33 VALLEY LAKE BOULEVARD  
KEILOR EAST VIC 3033**

- - 2

Sold Price **\$880,000** Sold Date **24-Nov-22**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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