

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

8 RODNEY DRIVE KEILOR DOWNS VIC 3038

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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Oct 2022

to

30 Sep 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

8 HALLMARK PLACE KEILOR DOWNS VIC 3038	\$700,000	25-Jul-23
46 ALDERSHOT DRIVE KEILOR DOWNS VIC 3038	\$690,000	15-May-23
33 TARELLA DRIVE KEILOR DOWNS VIC 3038	\$685,000	03-Sep-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: 31 October 2023

	8 HALLMARK PLACE KEILOR DOWNS VIC 3038	Sold Price	\$700,000	Sold Date	25-Jul-23
	 4  -  2			Distance	0.94km
	46 ALDERSHOT DRIVE KEILOR DOWNS VIC 3038	Sold Price	\$690,000	Sold Date	15-May-23
	 4  2  2			Distance	1.07km
	33 TARELLA DRIVE KEILOR DOWNS VIC 3038	Sold Price	\$685,000	Sold Date	03-Sep-23
	 3  1  2			Distance	1.55km

RS = Recent sale UN = Undisclosed Sale

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