

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

6A 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

\$1,225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Keilor East

Period-from

01 Jul 2022

to

30 Jun 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

10 CUTHBERT STREET NIDDRIE VIC 3042	\$1,190,000	13-May-23
110 RIM CROSS DRIVE KEILOR EAST VIC 3033	\$1,285,000	19-Mar-23
90A HOTHAM ROAD NIDDRIE VIC 3042	\$1,300,000	09-Jun-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: 24 July 2023



10 CUTHBERT STREET NIDDRIE VIC 3042

Sold Price

\$1,190,000

Sold Date

13-May-23



3



2



1

Distance

1.82km



110 RIM CROSS DRIVE KEILOR EAST VIC 3033

Sold Price

\$1,285,000

Sold Date

19-Mar-23



4



2



2

Distance

1.94km



90A HOTHAM ROAD NIDDRIE VIC 3042

Sold Price

^{RS}

\$1,300,000

Sold Date

09-Jun-23



4



3



1

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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