

# 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

172 Copernicus Way, 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)

Range between \$535,000 & \$565,000

### Median sale price

Median price \$685,000 Property Type House Suburb Keilor Downs

Period - From 22/02/2020 to 21/02/2021 Source REIV

### 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 six 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	16 Montagu Way DELAHEY 3037	\$575,000	15/12/2020
2	6 Lillypilly Cr KINGS PARK 3021	\$553,000	30/11/2020
3	25 Dandarriga Way DELAHEY 3037	\$527,500	21/12/2020

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 six months.~~

This Statement of Information was prepared on:

22/02/2021 14:05

172 Copernicus Way, Keilor Downs Vic 3038



**Property Type:** Strata Unit/Flat

**Land Size:** 413 sqm approx

Agent Comments

**Indicative Selling Price**

\$535,000 - \$565,000

**Median House Price**

22/02/2020 - 21/02/2021: \$685,000

## Comparable Properties



**16 Montagu Way DELAHEY 3037 (VG)**

Agent Comments



**Price:** \$575,000

**Method:** Sale

**Date:** 15/12/2020

**Property Type:** House (Res)

**Land Size:** 655 sqm approx

**6 Lillypilly Cr KINGS PARK 3021 (REI/VG)**

Agent Comments



**Price:** \$553,000

**Method:** Auction Sale

**Date:** 30/11/2020

**Property Type:** House (Res)

**Land Size:** 545 sqm approx

**25 Dandarriga Way DELAHEY 3037 (VG)**

Agent Comments



**Price:** \$527,500

**Method:** Sale

**Date:** 21/12/2020

**Property Type:** House (Res)

**Land Size:** 475 sqm approx

**Account** - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888