

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

2/2 Dongola Road 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,000

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Oct 2020

to

30 Sep 2021

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

7/14 Packard Street Keilor Downs VIC 3038	\$600,000	04-Oct-21
14 Hispano Drive Keilor Downs VIC 3038	\$600,000	22-Apr-21
9 Sobar Court Keilor Downs VIC 3038	\$598,000	30-Jun-21

OR

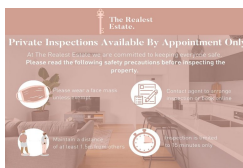
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 October 2021

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7/14 Packard Street Keilor Downs VIC 3038

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **04-Oct-21**
Distance **0.75km**

3 3 2



14 Hispano Drive Keilor Downs VIC 3038

Sold Price **\$600,000** Sold Date **22-Apr-21**
Distance **1.14km**

3 2 1



9 Sobar Court Keilor Downs VIC 3038

Sold Price **\$598,000** Sold Date **30-Jun-21**
Distance **1.94km**

3 2 1

RS = Recent sale

UN = Undisclosed Sale

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