

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

16 SARATOGA CRESCENT 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

\$790,000

&

\$840,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

4 RILEY COURT KEILOR DOWNS VIC 3038	\$820,000	02-Sep-21
23 LANCIA DRIVE KEILOR DOWNS VIC 3038	\$840,000	24-Nov-21
57 WILLYS AVENUE KEILOR DOWNS VIC 3038	\$810,000	05-Feb-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 April 2022



4 RILEY COURT KEILOR DOWNS VIC 3038

 3  2  2

Sold Price

\$820,000

Sold Date

02-Sep-21

Distance

0.93km



23 LANCIA DRIVE KEILOR DOWNS VIC 3038

 3  2  2

Sold Price

\$840,000

Sold Date

24-Nov-21

Distance

0.97km



57 WILLYS AVENUE KEILOR DOWNS VIC 3038

 3  2  2

Sold Price

^{RS} **\$810,000**

Sold Date

05-Feb-22

Distance

1km



186 LADY NELSON WAY TAYLORS LAKES VIC 3038

 3  2  2

Sold Price

\$825,000

Sold Date

24-Mar-21

Distance

1.11km



1 GOODWOOD DRIVE KEILOR DOWNS VIC 3038

 3  2  2

Sold Price

\$810,000

Sold Date

24-Jul-21

Distance

1.15km



4 WYPERFELD AVENUE TAYLORS LAKES VIC 3038

 3  2  1

Sold Price

\$820,000

Sold Date

20-Dec-21

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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