

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

11 Denbigh Court, Keilor Vic 3036

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,160,500

Property Type House

Suburb Keilor

Period - From 01/04/2023

to 31/03/2024

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	11 Denbigh Ct KEILOR 3036	\$2,030,000	17/06/2023
2	11a Borrell St KEILOR 3036	\$1,925,000	18/04/2024
3	13 Barwon Av KEILOR 3036	\$1,885,000	22/04/2024

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:

26/05/2024 07:44



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Property Type: House
Land Size: 676 sqm approx

Agent Comments

Plus 2 study rooms Plus second lounge Plus cinema room Note on parking: 4 garage spaces plus 3 drive way spaces

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending March 2024: \$1,160,500

Comparable Properties



11 Denbigh Ct KEILOR 3036 (REI/VG)

Agent Comments

4 5 4

Price: \$2,030,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 676 sqm approx



11a Borrell St KEILOR 3036 (REI)

Agent Comments

4 2 3

Price: \$1,925,000
Method: Sold Before Auction
Date: 18/04/2024
Property Type: House (Res)



13 Barwon Av KEILOR 3036 (REI)

Agent Comments

4 2 2

Price: \$1,885,000
Method: Sold Before Auction
Date: 22/04/2024
Property Type: House (Res)