

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 Kanooka Court 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,500

Property type

House

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 Santos Court Keilor Downs VIC 3038	\$770,000	27-Aug-21
16 Penza Court Keilor Downs VIC 3038	\$760,000	16-Jul-21
18 Narong Place Keilor Downs VIC 3038	\$765,000	08-May-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: 26 October 2021



7 Santos Court Keilor Downs VIC 3038

3 2 2

Sold Price

^{RS} **\$770,000** Sold Date **27-Aug-21**

Distance **0.21km**



16 Penza Court Keilor Downs VIC 3038

3 1 2

Sold Price

\$760,000 Sold Date **16-Jul-21**

Distance **0.41km**



18 Narong Place Keilor Downs VIC 3038

4 2 2

Sold Price

\$765,000 Sold Date **08-May-21**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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