

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

2/20 Proctor 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,250

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Apr 2019

to

31 Mar 2020

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

2/38 Saratoga Crescent Keilor Downs VIC 3038	-	02-Nov-19
1/12 Boston Crescent Keilor Downs VIC 3038	\$561,800	29-Feb-20

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: 20 April 2020



2/38 Saratoga Crescent Keilor Downs VIC 3038

 3  2  1

Sold Price

- Sold Date **02-Nov-19**

Distance **0.2km**



1/12 Boston Crescent Keilor Downs VIC 3038

 3  1  1

Sold Price

\$561,800

Sold Date **29-Feb-20**

Distance **1.89km**

RS = Recent sale **UN** = Undisclosed Sale

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