

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

48 NORDIC AVENUE KEILOR LODGE 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

House

Suburb

Keilor Lodge

Period-from

01 Feb 2024

to

31 Jan 2025

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
5 GOLDEN GROVE COURT KEILOR LODGE VIC 3038	\$996,000	09-Nov-24
17 AUSTRALIA DRIVE TAYLORS LAKES VIC 3038	\$962,000	25-Sep-24
2 TEKAPO CRESCENT TAYLORS LAKES VIC 3038	\$1,000,000	01-Oct-24

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.~~

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5 GOLDEN GROVE COURT KEILOR LODGE VIC 3038

3 2 2

Sold Price **\$996,000** Sold Date **09-Nov-24**

Distance **0.34km**



17 AUSTRALIA DRIVE TAYLORS LAKES VIC 3038

4 2 2

Sold Price **\$962,000** Sold Date **25-Sep-24**

Distance **1.69km**



2 TEKAPO CRESCENT TAYLORS LAKES VIC 3038

3 2 2

Sold Price **\$1,000,000** Sold Date **01-Oct-24**

Distance **1.87km**

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

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