

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

4 MARRIOT ROAD 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

Keilor Downs

Period-from

01 Mar 2022

to

28 Feb 2023

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

4 DODGE COURT KEILOR DOWNS VIC 3038	\$725,000	29-Sep-22
6 BOSTON CRESCENT KEILOR DOWNS VIC 3038	\$718,000	29-Sep-22
12 DONGOLA ROAD KEILOR DOWNS VIC 3038	\$716,500	17-Dec-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: 02 March 2023



**4 DODGE COURT KEILOR DOWNS
VIC 3038**

 4  2  4

Sold Price

\$725,000

Sold Date

29-Sep-22

Distance

0.79km



**6 BOSTON CRESCENT KEILOR
DOWNS VIC 3038**

 3  1  2

Sold Price

\$718,000

Sold Date

29-Sep-22

Distance

1.12km



**12 DONGOLA ROAD KEILOR
DOWNS VIC 3038**

 4  2  2

Sold Price

\$716,500

Sold Date

17-Dec-22

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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