

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 Fiat 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Apr 2020

to

31 Mar 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

8 Guildford Court Keilor Downs VIC 3038	\$680,000	28-Nov-20
4 Aldershot Drive Keilor Downs VIC 3038	\$682,500	22-Dec-20
10 Mungana Court Taylors Lakes VIC 3038	\$670,000	20-Feb-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: 19 April 2021

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8 Guildford Court Keilor Downs VIC 3038 Sold Price **\$680,000** Sold Date **28-Nov-20**

 3  2  1

Distance **0.46km**



4 Aldershot Drive Keilor Downs VIC 3038 Sold Price **\$682,500** Sold Date **22-Dec-20**

 4  2  4

Distance **0.85km**



10 Mungana Court Taylors Lakes VIC 3038 Sold Price ^{RS} **\$670,000** Sold Date **20-Feb-21**

 4  2  2

Distance **1.45km**

RS = Recent sale UN = Undisclosed Sale

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