

## 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

28 Moyangul Drive Keilor East VIC 3033

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$872,000

Property type

House

Suburb

Keilor East

Period-from

01 Aug 2020

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11 Cudgewa Place Keilor East VIC 3033   | \$835,000 | 22-Apr-21 |
| 11 Armstrong Close Keilor East VIC 3033 | \$790,000 | 31-Mar-21 |
| 18 Regent Street Keilor East VIC 3033   | \$770,000 | 09-Aug-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: 29 August 2021



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**11 Cudgewa Place Keilor East VIC 3033**

3 1 1

Sold Price

**\$835,000**

Sold Date

**22-Apr-21**

Distance

**0.16km**



**11 Armstrong Close Keilor East VIC 3033**

3 - -

Sold Price

**\$790,000**

Sold Date

**31-Mar-21**

Distance

**0.65km**



**18 Regent Street Keilor East VIC 3033**

3 1 2

Sold Price

<sup>RS</sup> **\$770,000** <sup>UN</sup>

Sold Date

**09-Aug-21**

Distance

**1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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