

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

2/18 El Golea Mews 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

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jul 2019

to

30 Jun 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

2/157 Copernicus Way Keilor Downs VIC 3038	\$515,000	09-Jun-20
2/20 Proctor Crescent Keilor Downs VIC 3038	\$516,000	02-Jul-20
3/45 Goodwood Drive Keilor Downs VIC 3038	\$590,000	15-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: 30 July 2020



2/157 Copernicus Way Keilor Downs VIC 3038

3 2 2

Sold Price

RS

\$515,000

Sold Date 09-Jun-20

Distance 0.34km



2/20 Proctor Crescent Keilor Downs VIC 3038

3 2 1

Sold Price

RS

\$516,000

Sold Date 02-Jul-20

Distance 0.6km



3/45 Goodwood Drive Keilor Downs VIC 3038

3 1 1

Sold Price

\$590,000

Sold Date 15-Feb-20

Distance 0.6km

RS = Recent sale

UN = Undisclosed Sale

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