

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

32 Buckland Crescent Keilor VIC 3036

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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Keilor

Period-from

01 Feb 2019

to

31 Jan 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

13 Green Gully Road Keilor VIC 3036	\$792,000	02-Jan-20
1 Mitta Court Keilor VIC 3036	\$780,000	13-Dec-19
36 Hopkins Avenue Keilor VIC 3036	\$837,500	09-Nov-19

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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13 Green Gully Road Keilor VIC 3036

4
 2
 2

Sold Price

\$792,000

Sold Date

02-Jan-20

Distance

0.3km

1 Mitta Court Keilor VIC 3036

3
 1
 2

Sold Price

\$780,000

Sold Date

13-Dec-19

Distance

0.38km

36 Hopkins Avenue Keilor VIC 3036

3
 2
 4

Sold Price

\$837,500

Sold Date

09-Nov-19

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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