

## 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

13 RETHEL CLOSE KEILOR DOWNS VIC 3038

### 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Apr 2021

to

31 Mar 2022

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

5 ATTLEY COURT KEILOR DOWNS VIC 3038	\$735,000	13-Dec-21
7 BOSTON CRESCENT KEILOR DOWNS VIC 3038	\$720,000	24-Feb-22
1 METZ PLACE KEILOR DOWNS VIC 3038	\$735,000	18-Dec-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: 21 April 2022

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**5 ATTLEY COURT KEILOR DOWNS  
VIC 3038**

Sold Price

**\$735,000**

Sold Date

**13-Dec-21**



3



2



2

Distance

**1.55km**



**7 BOSTON CRESCENT KEILOR  
DOWNS VIC 3038**

Sold Price

**\$720,000**

Sold Date

**24-Feb-22**



3



1



1

Distance

**0.5km**



**1 METZ PLACE KEILOR DOWNS VIC  
3038**

Sold Price

**\$735,000**

Sold Date

**18-Dec-21**



3



2



1

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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