

## 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

35 Copernicus Way 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jul 2020

to

30 Jun 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

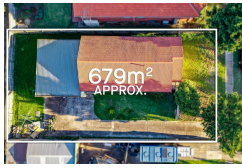
6 Munich Drive Keilor Downs VIC 3038	\$645,000	13-May-21
16 Hoban Close Keilor Downs VIC 3038	\$675,000	14-May-21
13 Bunarong Close Keilor Downs VIC 3038	\$655,000	25-Feb-21

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.~~

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### 6 Munich Drive Keilor Downs VIC 3038

 3  2  2

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date

**13-May-21**

Distance

**0.86km**



### 16 Hoban Close Keilor Downs VIC 3038

 3  1  2

Sold Price

<sup>RS</sup> **\$675,000** <sup>UN</sup>

Sold Date

**14-May-21**

Distance

**1.08km**



### 13 Bunarong Close Keilor Downs VIC 3038

 3  2  2

Sold Price

**\$655,000**

Sold Date

**25-Feb-21**

Distance

**1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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