

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

3 RAINBIRD COURT 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Mar 2024

to

28 Feb 2025

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

4 MONTAGU WAY DELAHEY VIC 3037	\$690,000	02-Dec-24
41 FROST DRIVE DELAHEY VIC 3037	\$710,000	18-Nov-24
7 CURRIE DRIVE DELAHEY VIC 3037	\$656,000	19-Dec-24

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: 27 March 2025

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4 MONTAGU WAY DELAHEY VIC 3037

 3  2  4

Sold Price **\$690,000** Sold Date **02-Dec-24**

Distance **1.55km**



41 FROST DRIVE DELAHEY VIC 3037

 3  2  2

Sold Price **\$710,000** Sold Date **18-Nov-24**

Distance **1.74km**



7 CURRIE DRIVE DELAHEY VIC 3037

 3  2  2

Sold Price **\$656,000** Sold Date **19-Dec-24**

Distance **1.98km**

RS = Recent sale **UN** = Undisclosed Sale

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