

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

37 GREEN GULLY ROAD 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Keilor

Period-from

01 Jul 2024

to

30 Jun 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

2 TAGGERTY COURT KEILOR VIC 3036	\$960,000	03-Mar-25
46 PARRAMATTA ROAD KEILOR VIC 3036	\$890,000	24-Jan-25

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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Alan Cuong Au
P (03) 9367 7044
M 0432 716 822
E aau@barryplant.com.au

**2 TAGGERTY COURT KEILOR VIC 3036**

 3  2  2

Sold Price

\$960,000

Sold Date

03-Mar-25

Distance

0.54km**46 PARRAMATTA ROAD KEILOR VIC 3036**

 3  2  2

Sold Price

\$890,000

Sold Date

24-Jan-25

Distance

1.22km**RS** = Recent sale**UN** = Undisclosed Sale

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