

## 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

4 DRISCOLLS ROAD KEALBA VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$698,500

Property type

House

Suburb

Kealba

Period-from

01 Oct 2023

to

30 Sep 2024

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 VALEWOOD DRIVE KEALBA VIC 3021	\$735,000	12-Oct-24
12 DONNELLY COURT KEALBA VIC 3021	\$748,000	05-Aug-24
2 COOK AVENUE KEALBA VIC 3021	\$745,000	26-Apr-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: 12 October 2024



**4 VALEWOOD DRIVE KEALBA VIC 3021**

Sold Price

<sup>RS</sup>

**\$735,000**

Sold Date

**12-Oct-24**



5



2



2

Distance

**0.52km**



**12 DONNELLY COURT KEALBA VIC 3021**

Sold Price

<sup>RS</sup>

**\$748,000**

Sold Date

**05-Aug-24**



4



2



2

Distance

**0.8km**



**2 COOK AVENUE KEALBA VIC 3021**

Sold Price

**\$745,000**

Sold Date

**26-Apr-24**



4



2



2

Distance

**1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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