

## 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

46 MUNICH DRIVE KEILOR DOWNS VIC 3038

### 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Apr 2023

to

31 Mar 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 17 MALSTER COURT KEILOR DOWNS VIC 3038 | \$831,000 | 06-Apr-24 |
| 29 DONGOLA ROAD KEILOR DOWNS VIC 3038  | \$825,000 | 09-Feb-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: 18 April 2024



## 17 MALSTER COURT KEILOR DOWNS VIC 3038

 4  2  2

Sold Price

<sup>RS</sup>

**\$831,000**

Sold Date

**06-Apr-24**

Distance

**2.14km**



## 29 DONGOLA ROAD KEILOR DOWNS VIC 3038

 4  2  2

Sold Price

<sup>RS</sup>

**\$825,000**

Sold Date

**09-Feb-24**

Distance

**0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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