

## 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

77 COPERNICUS WAY 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

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Apr 2024

to

31 Mar 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

18 MORRIS DRIVE KEILOR DOWNS VIC 3038	\$810,000	31-Oct-24
118 LADY NELSON WAY TAYLORS LAKES VIC 3038	\$810,000	19-Oct-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: 14 April 2025

Las Anastasiadis

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E [lanastasiadis@barryplant.com.au](mailto:lanastasiadis@barryplant.com.au)**18 MORRIS DRIVE KEILOR DOWNS  
VIC 3038** 3  2  2

Sold Price

**\$810,000**

Sold Date

**31-Oct-24**

Distance

**0.38km****118 LADY NELSON WAY TAYLORS  
LAKES VIC 3038** 3  2  2

Sold Price

Sold Date

**19-Oct-24**

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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