

## 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

2/1 GUNSYND COURT KEILOR DOWNS VIC 3038

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Keilor Downs

Period-from

01 Jan 2024

to

31 Dec 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

2/16 SANTOS COURT KEILOR DOWNS VIC 3038	\$620,000	27-Aug-24
1/43 CARBINE WAY KEILOR DOWNS VIC 3038	\$600,000	23-Dec-24
1/5 MALSTER COURT KEILOR DOWNS VIC 3038	\$583,500	30-Jul-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: 24 January 2025

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**2/16 SANTOS COURT KEILOR  
DOWNS VIC 3038**

🛏️ 3 🚿 1 🚗 1

Sold Price **\$620,000** Sold Date **27-Aug-24**Distance **1.63km****1/43 CARBINE WAY KEILOR  
DOWNS VIC 3038**

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Sold Price <sup>RS</sup> **\$600,000** Sold Date **23-Dec-24**Distance **0.28km****1/5 MALSTER COURT KEILOR  
DOWNS VIC 3038**

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Sold Price **\$583,500** Sold Date **30-Jul-24**Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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