

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

63A NYAH STREET KEILOR EAST VIC 3033

Indicative selling price

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

Single Price

\$860,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,550

Property type

House

Suburb

Keilor East

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

9A OLIVE GROVE AIRPORT WEST VIC 3042	\$826,500	17-Aug-24
578B FULLARTON ROAD KEILOR PARK VIC 3042	\$800,000	27-May-24
14A HIGHLANDS AVENUE AIRPORT WEST VIC 3042	\$825,000	24-Aug-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: 02 October 2024



**9A OLIVE GROVE AIRPORT WEST
VIC 3042**

3 2 1

Sold Price

^{RS}

\$826,500

Sold Date

17-Aug-24

Distance

0.97km



**578B FULLARTON ROAD KEILOR
PARK VIC 3042**

3 2 1

Sold Price

\$800,000

Sold Date

27-May-24

Distance

1.27km



**14A HIGHLANDS AVENUE AIRPORT
WEST VIC 3042**

3 1 1

Sold Price

^{RS}

\$825,000

Sold Date

24-Aug-24

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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