

## 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

37 VERONA DRIVE KEILOR LODGE 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

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

House

Suburb

Keilor Lodge

Period-from

01 Sep 2023

to

31 Aug 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

Address of comparable property	Price	Date of sale
6 GOLDEN GROVE COURT KEILOR LODGE VIC 3038	\$885,000	27-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: 26 September 2024

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E [ajones@barryplant.com.au](mailto:ajones@barryplant.com.au)**6 GOLDEN GROVE COURT KEILOR  
LODGE VIC 3038**

Sold Price

**\$885,000**

Sold Date

**27-Apr-24** 3 2 2

Distance

**0.21km****RS** = Recent sale**UN** = Undisclosed Sale

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