

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

8 NORDIC AVENUE KEILOR LODGE VIC 3038

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,032,500

Property type

House

Suburb

Keilor Lodge

Period-from

01 Dec 2023

to

30 Nov 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

5 GOLDEN GROVE COURT KEILOR LODGE VIC 3038	\$996,000	09-Nov-24
6 MADISON CLOSE TAYLORS LAKES VIC 3038	\$987,000	10-Nov-24
3 CONSTELLATION COURT TAYLORS LAKES VIC 3038	\$985,000	25-Sep-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 December 2024



5 GOLDEN GROVE COURT KEILOR LODGE VIC 3038

 3  2  2

Sold Price

^{RS} **\$996,000**

Sold Date **09-Nov-24**

Distance **0.27km**



6 MADISON CLOSE TAYLORS LAKES VIC 3038

 4  2  2

Sold Price

^{RS} **\$987,000**

Sold Date **10-Nov-24**

Distance **0.91km**



3 CONSTELLATION COURT TAYLORS LAKES VIC 3038

 4  2  2

Sold Price

^{RS} **\$985,000**

Sold Date **25-Sep-24**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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