

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

3 BYRON AVENUE 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

or range
between

\$1,380,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Keilor East

Period-from

01 May 2022

to

30 Apr 2023

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

74B QUINN GROVE KEILOR EAST VIC 3033

\$1,621,000

13-May-23

116 RACHELLE ROAD KEILOR EAST VIC 3033

\$1,550,000

24-Mar-23

3A SHAW STREET NIDDRIE VIC 3042

\$1,570,000

20-Dec-22

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: 16 May 2023



**74B QUINN GROVE KEILOR EAST
VIC 3033**

 4  3  2

Sold Price

^{RS}

\$1,621,000

Sold Date

13-May-23

Distance

0.34km



**116 RACHELLE ROAD KEILOR EAST
VIC 3033**

 4  3  2

Sold Price

\$1,550,000

Sold Date

24-Mar-23

Distance

0.72km



**3A SHAW STREET NIDDRIE VIC
3042**

 4  3  2

Sold Price

\$1,570,000

Sold Date

20-Dec-22

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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