

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 Ariel Court Keilor Downs 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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Jul 2020

to

30 Jun 2021

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

9 Bellevue Drive Keilor Downs VIC 3038	\$830,000	31-Mar-21
5 Mathis Avenue Keilor Downs VIC 3038	\$795,000	01-Aug-20
2 Fiat Court Keilor Downs VIC 3038	\$866,000	22-May-21

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: 13 July 2021

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9 Bellevue Drive Keilor Downs VIC 3038

Sold Price

\$830,000

Sold Date

31-Mar-21

4

2

2

Distance

0.3km



5 Mathis Avenue Keilor Downs VIC 3038

Sold Price

\$795,000

Sold Date

01-Aug-20

4

2

2

Distance

0.33km



2 Fiat Court Keilor Downs VIC 3038

Sold Price

^{RS} **\$866,000**

Sold Date

22-May-21

4

2

2

Distance

0.34km



5 Zulu Retreat Keilor Downs VIC 3038

Sold Price

\$806,000

Sold Date

26-Feb-21

4

2

2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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