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	46A QUINN GROVE 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$970,000	Property type	House	Suburb	Keilor East
Period-from	01 Jan 2023	to	31 Dec 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
7A DAVIS AVENUE AVONDALE HEIGHTS VIC 3034	$1,040,000	26-Apr-23
41A CARRINGTON ROAD NIDDRIE VIC 3042	$1,190,000	31-Oct-23
54A ELSTONE AVENUE AIRPORT WEST VIC 3042	$1,150,000	07-Dec-23

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: 30 January 2024

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7A DAVIS AVENUE AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price **$1,040,000** Sold Date **26-Apr-23**

Distance **1.6km**



41A CARRINGTON ROAD NIDDRIE VIC 3042

3 2 1

Sold Price **$1,190,000** Sold Date **31-Oct-23**

Distance **2.05km**



54A ELSTONE AVENUE AIRPORT WEST VIC 3042

3 2 1

Sold Price RS **$1,150,000** Sold Date **07-Dec-23**

Distance **2.47km**

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

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