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	4/33 SURREY DRIVE 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	$850,000	&	$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	Unit	Suburb	Keilor East
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
1/426 BUCKLEY STREET ESSENDON WEST VIC 3040	$860,000	14-Nov-23
3/313 BUCKLEY STREET ABERFELDIE VIC 3040	$890,000	15-Jul-24
24 HUTCHISON STREET NIDDRIE VIC 3042	$855,000	12-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: 25 September 2024

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1/426 BUCKLEY STREET ESSENDON WEST VIC 3040

3 2 2

Sold Price **$860,000** Sold Date **14-Nov-23**

Distance **0.59km**



3/313 BUCKLEY STREET ABERFELDIE VIC 3040

3 2 2

Sold Price RS **$890,000** Sold Date **15-Jul-24**

Distance **1.97km**



24 HUTCHISON STREET NIDDRIE VIC 3042

3 2 2

Sold Price RS **$855,000** Sold Date **12-Sep-24**

Distance **1.63km**

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

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