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	55 BURROWYE CRESCENT KEILOR VIC 3036

Indicative selling price

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

Single Price	$1,020,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,068,000	Property type	House	Suburb	Keilor
Period-from	01 May 2021	to	30 Apr 2022	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
6 BORRELL STREET KEILOR VIC 3036	$1,000,000	14-May-22
6 RIVOLI PLACE KEILOR LODGE VIC 3038	$1,013,000	08-Dec-21
9 MERCEDES STREET KEILOR VIC 3036	$1,026,000	15-Feb-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 2022

BRAD TEAL • woodards

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6 BORRELL STREET KEILOR VIC 3036

3 1 2

Sold Price RS $1,000,000 Sold Date 14-May-22

Distance 1.51km



6 RIVOLI PLACE KEILOR LODGE VIC 3038

4 2 4

Sold Price $1,013,000 Sold Date 08-Dec-21

Distance 1.99km



9 MERCEDES STREET KEILOR VIC 3036

3 2 2

Sold Price $1,026,000 Sold Date 15-Feb-22

Distance 1.58km

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

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