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	2c Russelton Street, Keilor Park Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $699,000

Median sale price*

Median price		Property Type		Suburb	Keilor Park
Period - From		to		Source	

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 six 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	15 Paul Av KEILOR EAST 3033	$965,000	12/09/2023
2	40 Fullarton Rd AIRPORT WEST 3042	$427,000	15/01/2024
3			

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 six months.

This Statement of Information was prepared on: 16/02/2024 11:15

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

2c Russelton Street, Keilor Park Vic 3042

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Indicative Selling Price
$699,000
No median price available



Vacant corner block measuring 652sqm

1 0

Property Type: Land
Land Size: 652 sqm approx

Agent Comments

Comparable Properties



15 Paul Av KEILOR EAST 3033 (REI)

- - -

Price: $965,000
Method: Sold Before Auction
Date: 12/09/2023
Property Type: Land (Res)
Land Size: 645 sqm approx

Agent Comments

Same size block but different suburb, Keilor East is superior in location.



40 Fullarton Rd AIRPORT WEST 3042 (REI)

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Price: $427,000
Method: Private Sale
Date: 15/01/2024
Property Type: Land
Land Size: 287 sqm approx

Agent Comments

Smaller size block in neighbouring suburb but recent sale of vacant land.

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 six months.

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