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	3 Odessa Avenue, Keilor Downs, VIC 3038

Indicative selling price

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

Price Range	$780,000	&	$840,000

Median sale price

Median price	$770,000	Property Type	House	Suburb	Keilor Downs (3038)
Period - From	01/04/2023	to	24/04/2024	Source	propertyvalue.com.au

Comparable property sales

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
9 PACKARD STREET, KEILOR DOWNS VIC 3038	$900,000	02/03/2024
29 DONGOLA ROAD, KEILOR DOWNS VIC 3038	$825,000	09/02/2024
24 WIMMERA CRESCENT, KEILOR DOWNS VIC 3038	$806,000	28/11/2023

This Statement of Information was prepared on: 01/05/2024