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 Alwyn Court, Keilor East Vic 3033

Indicative selling price

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

Range between $950,000 & $980,000

Median sale price

Median price $967,500 Property Type House Suburb Keilor East

Period - From 01/01/2024 to 31/03/2024 Source REIV

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	18 Norwood Dr KEILOR EAST 3033	$995,000	18/05/2024
2	74 The Crossway KEILOR EAST 3033	$980,000	06/04/2024
3	39 Border Dr KEILOR EAST 3033	$920,000	27/04/2024

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: 27/05/2024 11:12

3 Alwyn Court, Keilor East Vic 3033

Irene Androulidakis
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4 2 2

Property Type: House
Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $980,000
Median House Price
March quarter 2024: $967,500

Great size allotment approx. 775sqm, in a quiet location, 4 bedroom family brick home with the potential to extend or re develop (STCA)

Comparable Properties



18 Norwood Dr KEILOR EAST 3033 (REI)

3 2 2

Price: $995,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments

Good comparable as in close proximity, one less bedroom however this is superior in condition, Alwyn is on a larger allotment.



74 The Crossway KEILOR EAST 3033 (REI)

3 1 2

Price: $980,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 593.86 sqm approx

Agent Comments

Great comparable as in close proximity and very similar condition, Alwyn is on an odd shape block however larger.



39 Border Dr KEILOR EAST 3033 (REI)

3 2 2

Price: $920,000
Method: Auction Sale
Date: 27/04/2024
Rooms: 6
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

Great comparable as in close proximity, similar condition however Alwyn superior to this as larger accommodation and slightly larger block.

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