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	49 BREES ROAD 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	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,007,550	Property type	House	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
142 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034	$1,300,000	12-Dec-23
9 GLENSIDE STREET AVONDALE HEIGHTS VIC 3034	$1,312,500	11-Jan-24
2 MONTE CARLO DRIVE AVONDALE HEIGHTS VIC 3034	$1,350,000	29-Mar-23

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: 12 September 2024

Harcourts
Basil Zoccali
P 9331 1180
M 0407 846 171
E basil.zoccali@harcourts.com.au



142 TEMPLEWOOD CRESCENT AVONDALE HEIGHTS VIC 3034

4 2 2

Sold Price **$1,300,000** Sold Date **12-Dec-23**

Distance **1.39km**



9 GLENSIDE STREET AVONDALE HEIGHTS VIC 3034

4 2 3

Sold Price **$1,312,500** Sold Date **11-Jan-24**

Distance **2.15km**



2 MONTE CARLO DRIVE AVONDALE HEIGHTS VIC 3034

4 3 2

Sold Price **$1,350,000** Sold Date **29-Mar-23**

Distance **1.1km**

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

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