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	3/46 Surrey Drive, Keilor East Vic 3033

Indicative selling price

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

Range between $915,000 & $950,000

Median sale price

Median price $763,500 Property Type Unit Suburb Keilor East

Period - From 01/07/2023 to 30/06/2024 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	3/20 Riverview St AVONDALE HEIGHTS 3034	$905,000	30/07/2024
2	1a Kelvin Cl NIDDRIE 3042	$930,500	13/07/2024
3	4/15 Nicholas Ct KEILOR EAST 3033	$1,051,000	04/07/2024

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: 02/10/2024 14:44

3/46 Surrey Drive, Keilor East Vic 3033

Irene Androulidakis
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0419 345 017
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3 2 2

Property Type: Townhouse
Land Size: 243 sqm approx

Agent Comments

Indicative Selling Price
$915,000 - $950,000
Median Unit Price
Year ending June 2024: $763,500

Comparable Properties



3/20 Riverview St AVONDALE HEIGHTS 3034 (REI)

3 2 2

Price: $905,000
Method: Sold Before Auction
Date: 30/07/2024
Property Type: Townhouse (Res)

Agent Comments

Good comparable as similar accommodation and in close proximity. Riverview is only 2 years old however Surrey is slightly larger in land and location is superior.



1a Kelvin Cl NIDDRIE 3042 (REI/VG)

3 2 1

Price: $930,500
Method: Auction Sale
Date: 13/07/2024
Rooms: 5
Property Type: House (Res)
Land Size: 173 sqm approx

Agent Comments

Great comparable as in very close proximity and very similar accommodation and condition.



4/15 Nicholas Ct KEILOR EAST 3033 (REI/VG)

3 2 2

Price: $1,051,000
Method: Sold Before Auction
Date: 04/07/2024
Rooms: 7
Property Type: Townhouse (Res)

Agent Comments

Similar properties, same accommodation and in close proximity however Nicholas is brand new so superior

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