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	76 ELIZA STREET KEILOR PARK VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$795,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$811,000	Property type	House	Suburb	Keilor Park
Period-from	01 Nov 2023	to	31 Oct 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
15 FLINDERS STREET KEILOR PARK VIC 3042	$782,000	07-Sep-24
29 EREBUS STREET KEILOR PARK VIC 3042	$808,500	16-Nov-24
40 VICTORY STREET KEILOR PARK VIC 3042	$765,000	10-Jul-24

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: 18 November 2024

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15 FLINDERS STREET KEILOR PARK VIC 3042

3 1 2

Sold Price RS $782,000 Sold Date 07-Sep-24

Distance 0.11km



29 EREBUS STREET KEILOR PARK VIC 3042

3 1 4

Sold Price RS $808,500 Sold Date 16-Nov-24

Distance 0.48km



40 VICTORY STREET KEILOR PARK VIC 3042

3 1 1

Sold Price $765,000 Sold Date 10-Jul-24

Distance 0.48km

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

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