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	Lot 3 52 HEATHER AVENUE KEILOR EAST VIC 3033 / AKA 4B Shelley Street

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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,030,000	Property type	House	Suburb	Keilor East
Period-from	01 Jun 2024	to	31 May 2025	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
1A CHARMAINE AVENUE AVONDALE HEIGHTS VIC 3034	$1,015,000	23-May-25
57 ST RAPHAEL STREET AVONDALE HEIGHTS VIC 3034	$1,005,000	08-May-25

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.

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1A CHARMAINE AVENUE AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price RS $1,015,000 Sold Date **23-May-25**

Distance **1.64km**



57 ST RAPHAEL STREET AVONDALE HEIGHTS VIC 3034

3 2 1

Sold Price RS $1,005,000 Sold Date **08-May-25**

Distance **1.74km**

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

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