

## 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

858 OLD CALDER HIGHWAY KEILOR VIC 3036

### Indicative selling price

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

Single Price

\$2,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Keilor

Period-from

01 Jul 2021

to

30 Jun 2022

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

706 OLD CALDER HIGHWAY KEILOR VIC 3036	\$3,000,000	27-Mar-21
41 FAYE CRESCENT KEILOR VIC 3036	\$2,215,000	19-Mar-22

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: 29 July 2022



**706 OLD CALDER HIGHWAY  
KEILOR VIC 3036**

 5  4  7

Sold Price **\$3,000,000** Sold Date **27-Mar-21**

Distance **2.08km**



**41 FAYE CRESCENT KEILOR VIC  
3036**

 4  3  2

Sold Price **\$2,215,000** Sold Date **19-Mar-22**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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