

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

4 BELLE VISTA 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

\$650,000

&

\$700,000

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

6 BELLE VISTA KEILOR EAST VIC 3033	\$655,000	27-Aug-24
120 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033	\$679,000	11-Jun-24
68 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033	\$702,000	20-Apr-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: 04 September 2024



6 BELLE VISTA KEILOR EAST VIC 3033

 3  2  -

Sold Price

^{RS} **\$655,000**

Sold Date **27-Aug-24**

Distance -



120 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033

 3  2  2

Sold Price

^{RS} **\$679,000**

Sold Date **11-Jun-24**

Distance **0.16km**



68 VALLEY LAKE BOULEVARD KEILOR EAST VIC 3033

 3  2  1

Sold Price

^{RS} **\$702,000**

Sold Date **20-Apr-24**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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