

## 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

5 Zulu Retreat Keilor Downs VIC 3038

### 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

or range  
between

\$799,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Keilor Downs

Period-from

01 Feb 2020

to

31 Jan 2021

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

5 Mathis Avenue Keilor Downs VIC 3038	\$795,000	01-Aug-20
16 Boston Crescent Keilor Downs VIC 3038	\$775,000	08-Feb-21

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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# AREASPECIALIST

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**5 Mathis Avenue Keilor Downs VIC 3038**

Sold Price

**\$795,000**

Sold Date **01-Aug-20**

 4  2  2

Distance **1.14km**



**16 Boston Crescent Keilor Downs VIC 3038**

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date **08-Feb-21**

 4  2  2

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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