

## 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

97 Hassett Crescent Keilor East VIC 3033

### 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$853,000

Property type

House

Suburb

Keilor East

Period-from

01 May 2020

to

30 Apr 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




9 Armstrong Close Keilor East VIC 3033	\$810,000	29-Dec-20
53 Sterling Drive Keilor East VIC 3033	\$872,000	27-Feb-21
25 Eastleigh Avenue Keilor East VIC 3033	\$865,000	01-May-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.~~

This Statement of Information was prepared on: 07 May 2021






**9 Armstrong Close Keilor East VIC 3033** Sold Price **\$810,000** Sold Date **29-Dec-20**  
 4  2  2 Distance **0.27km**



**53 Sterling Drive Keilor East VIC 3033** Sold Price <sup>RS</sup> **\$872,000** Sold Date **27-Feb-21**  
 3  2  3 Distance **0.61km**



**25 Eastleigh Avenue Keilor East VIC 3033** Sold Price <sup>RS</sup> **\$865,000** Sold Date **01-May-21**  
 4  2  2 Distance **1.03km**

RS = Recent sale      UN = Undisclosed Sale

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