

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 POA COURT KEYSBOROUGH VIC 3173

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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/31 ORLANDO CRESCENT KEYSBOROUGH VIC 3173	\$821,000	15-Jul-21
12 SARGASSO AVENUE KEYSBOROUGH VIC 3173	\$850,000	20-May-21
220 CHAPEL ROAD KEYSBOROUGH VIC 3173	\$836,000	02-Jun-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**2/31 ORLANDO CRESCENT
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$821,000** Sold Date **15-Jul-21**

Distance **0.4km**



**12 SARGASSO AVENUE
KEYSBOROUGH VIC 3173**

4 2 2

Sold Price **\$850,000** Sold Date **20-May-21**

Distance **1.76km**



**220 CHAPEL ROAD
KEYSBOROUGH VIC 3173**

3 3 2

Sold Price ^{RS} **\$836,000** ^{UN} Sold Date **02-Jun-21**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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