

## 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

60 KINGSCLERE AVENUE KEYSBOROUGH VIC 3173

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Keysborough

Period-from

01 Mar 2023

to

29 Feb 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

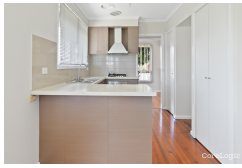
6 CRONULLA COURT NOBLE PARK VIC 3174	\$709,000	17-Feb-24
2 NARELLAN DRIVE KEYSBOROUGH VIC 3173	\$770,000	23-Sep-23
1 GARDEN COURT KEYSBOROUGH VIC 3173	\$710,000	24-Nov-23

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 March 2024

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**6 CRONULLA COURT NOBLE PARK  
VIC 3174**

Sold Price

<sup>RS</sup> **\$709,000**

Sold Date

**17-Feb-24**

 3  1  -

Distance

**0.11km**



**2 NARELLAN DRIVE  
KEYSBOROUGH VIC 3173**

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**23-Sep-23**

 3  1  1

Distance

**0.69km**



**1 GARDEN COURT KEYSBOROUGH  
VIC 3173**

Sold Price

**\$710,000**

Sold Date

**24-Nov-23**

 4  1  2

Distance

**1.07km**



**2 ALBION COURT SPRINGVALE  
SOUTH VIC 3172**

Sold Price

**\$715,900**

Sold Date

**09-Sep-23**

 3  1  2

Distance

**1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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