

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 BEVERLEY PLACE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Land

Suburb

Keysborough

Period-from

01 Sep 2022

to

31 Aug 2023

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 KENDRA PLACE KEYSBOROUGH VIC 3173	\$852,888	03-Jul-23
36 DEVONSHIRE DRIVE KEYSBOROUGH VIC 3173	\$841,000	03-Jun-23
21 CURRAWONG STREET KEYSBOROUGH VIC 3173	\$850,000	14-Aug-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: 26 September 2023



5 KENDRA PLACE KEYSBOROUGH VIC 3173

Sold Price

\$852,888

Sold Date

03-Jul-23

 3

 1

 1

Distance

0.07km



36 DEVONSHIRE DRIVE KEYSBOROUGH VIC 3173

Sold Price

\$841,000

Sold Date

03-Jun-23

 4

 1

 1

Distance

0.34km



21 CURRAWONG STREET KEYSBOROUGH VIC 3173

Sold Price

^{RS} **\$850,000**

Sold Date

14-Aug-23

 3

 2

 2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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