

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

10 GRANDIA CRESCENT 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

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Other

Suburb

Keysborough

Period-from

01 Jul 2023

to

30 Jun 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

14 ORCHID DRIVE KEYSBOROUGH VIC 3173	\$841,000	27-Apr-24
11 EVERGREEN BOULEVARD KEYSBOROUGH VIC 3173	\$855,000	13-May-24
17 EVERGREEN BOULEVARD KEYSBOROUGH VIC 3173	\$910,000	04-May-24

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: 17 July 2024

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**14 ORCHID DRIVE KEYSBOROUGH
VIC 3173**3  2  - 

Sold Price

\$841,000

Sold Date

27-Apr-24

Distance

0.11km**11 EVERGREEN BOULEVARD
KEYSBOROUGH VIC 3173**3  2  2 

Sold Price

\$855,000

Sold Date

13-May-24

Distance

0.08km**17 EVERGREEN BOULEVARD
KEYSBOROUGH VIC 3173**4  3  2 

Sold Price

\$910,000

Sold Date

04-May-24

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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