

# 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 125 Bloomfield Road, Keysborough 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$799,000 & \$870,000

### Median sale price

Median price \$860,000 Property type House Suburb Keysborough

Period - From 1<sup>st</sup> October 2021 to 30<sup>th</sup> September 2021 Source Pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 WORONORA CRT, NOBLE PARK, VIC 3174	\$812,000	22/09/2021
2 TEAL CRT, KEYSBOROUGH, VIC 3173	\$840,000	14/06/2021
131 BLOOMFIELD RD, KEYSBOROUGH, VIC 3173	\$859,000	11/06/2021

This Statement of Information was prepared on: 15/12/2021