

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 WINGALA AVENUE 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Keysborough

Period-from

01 Oct 2023

to

30 Sep 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

8 CHESNEY STREET KEYSBOROUGH VIC 3173	\$815,000	21-Sep-24
17 HAWKINS COURT KEYSBOROUGH VIC 3173	\$840,000	15-Aug-24
11 CHESNEY STREET KEYSBOROUGH VIC 3173	\$850,000	21-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: 30 October 2024


**8 CHESNEY STREET
KEYSBOROUGH VIC 3173**
 3  1  2

Sold Price

^{RS}
\$815,000

Sold Date

21-Sep-24

Distance

0.35km

**17 HAWKINS COURT
KEYSBOROUGH VIC 3173**
 3  1  -

Sold Price

\$840,000

Sold Date

15-Aug-24

Distance

1.01km

**11 CHESNEY STREET
KEYSBOROUGH VIC 3173**
 3  1  -

Sold Price

\$850,000

Sold Date

21-May-24

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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