

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

1/108 CHURCH ROAD 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Apr 2021

to

31 Mar 2022

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

22/19 PEPPERTREE STREET KEYSBOROUGH VIC 3173	\$555,000	24-Jun-21
3/41 STUART STREET NOBLE PARK VIC 3174	\$570,000	28-Mar-22
2/26 NOBLE STREET NOBLE PARK VIC 3174	\$600,000	10-Dec-21

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.~~

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Robin Lyu

M 0450818716

E Robinlyu@jxre.com.au



**22/19 PEPPERTREE STREET
KEYSBOROUGH VIC 3173**

2 2 1

Sold Price **\$555,000** Sold Date **24-Jun-21**

Distance -



**3/41 STUART STREET NOBLE PARK
VIC 3174**

2 2 1

Sold Price ^{RS} **\$570,000** Sold Date **28-Mar-22**

Distance **3.35km**



**2/26 NOBLE STREET NOBLE PARK
VIC 3174**

2 2 1

Sold Price **\$600,000** Sold Date **10-Dec-21**

Distance **3.67km**



**3/14 PAMELA STREET NOBLE
PARK VIC 3174**

2 2 1

Sold Price ^{RS} **\$565,000** Sold Date **21-Mar-22**

Distance **3.38km**

RS = Recent sale

UN = Undisclosed Sale

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