

## 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

15 SPRINGSIDE CRESCENT KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

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

|   |           |           |
|---|-----------|-----------|
| 10 KILBRIDE STREET KEYSBOROUGH VIC 3173 | \$780,000 | 22-Dec-21 |
| 5 ELMBANK DRIVE KEYSBOROUGH VIC 3173    | \$790,000 | 26-Nov-21 |
| 342 CHANDLER ROAD KEYSBOROUGH VIC 3173  | \$765,000 | 09-Nov-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.~~

This Statement of Information was prepared on: 08 April 2022

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## 10 KILBRIDE STREET KEYSBOROUGH VIC 3173

3 1 2

Sold Price **\$780,000** Sold Date **22-Dec-21**

Distance **0.66km**



## 5 ELMBANK DRIVE KEYSBOROUGH VIC 3173

3 1 2

Sold Price **\$790,000** Sold Date **26-Nov-21**

Distance **0.43km**



## 342 CHANDLER ROAD KEYSBOROUGH VIC 3173

3 1 2

Sold Price **\$765,000** Sold Date **09-Nov-21**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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