

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	44 Hedgeley Road Keysborough, 3173
---	------------------------------------

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$1,000,000 & \$1,100,000
---------------	---------------------------

Median sale price

Median price	\$930,000	Property Type	HOUSE	Suburb	KEYSBOROUGH
Period - From	02-Oct-2023	to	30-Sep-2024	Source	Corelogic

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	26 WINGALA AVENUE KEYSBOROUGH VIC 3173	\$1,115,000	01-Jun-2024
2	19 Petunia Drive, Keysborough, Vic 3173	\$1,065,000	21-Sep-2024
3	1 KENDRA PLACE KEYSBOROUGH VIC 3173	\$1,010,000	12-Oct-2024

This statement of information was prepared on 15-Jan-2025 at 3:19:34 PM AEDT