

## 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

1/25 Abercrombie Avenue 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Keysborough

Period-from

01 Feb 2020

to

31 Jan 2021

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/31 Orlando Crescent Keysborough VIC 3173 | \$660,000 | 23-Nov-20 |
| 17 Poa Court Keysborough VIC 3173          | \$680,000 | 19-Dec-20 |
|                                            |           |           |

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: 23 February 2021



**1/31 Orlando Crescent Keysborough VIC 3173** Sold Price **\$660,000** Sold Date **23-Nov-20**

 3  2  2

Distance **0.46km**



**17 Poa Court Keysborough VIC 3173** Sold Price <sup>RS</sup> **\$680,000** Sold Date **19-Dec-20**

 3  2  2

Distance **0.34km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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