

## 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

21 CALIBRE RETREAT KEYSBOROUGH VIC 3173

### Indicative selling price

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

Single Price

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Apr 2023

to

31 Mar 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

43/220 CHAPEL ROAD KEYSBOROUGH VIC 3173	\$700,000	20-Feb-24
220 CHAPEL ROAD KEYSBOROUGH VIC 3173	\$700,000	20-Feb-24
2/16 RUTHERGLEN STREET NOBLE PARK VIC 3174	\$721,000	17-Feb-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.

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**43/220 CHAPEL ROAD  
KEYSBOROUGH VIC 3173**

 4  3  2

Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **20-Feb-24**

Distance **0.18km**



**220 CHAPEL ROAD  
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price

Sold Date **20-Feb-24**

Distance **1.77km**



**2/16 RUTHERGLEN STREET NOBLE  
PARK VIC 3174**

 3  2  2

Sold Price <sup>RS</sup> **\$721,000** Sold Date **17-Feb-24**

Distance **3.76km**

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

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