

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

46 HIDDEN GROVE BOULEVARD 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

\$1,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$931,900

Property type

House

Suburb

Keysborough

Period-from

01 Jan 2024

to

31 Dec 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

19 DEWBERRY DRIVE KEYSBOROUGH VIC 3173	\$1,875,000	04-Oct-24
46 PRINCETON DRIVE KEYSBOROUGH VIC 3173	\$1,880,000	30-Nov-24
22 THE WATER COURSE KEYSBOROUGH VIC 3173	\$1,890,000	07-Dec-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.~~

This Statement of Information was prepared on: 24 January 2025



**19 DEWBERRY DRIVE
 KEYSBOROUGH VIC 3173**

 4  3  2

Sold Price **\$1,875,000** Sold Date **04-Oct-24**

Distance **0.84km**



**46 PRINCETON DRIVE
 KEYSBOROUGH VIC 3173**

 4  2  2

Sold Price ^{RS} **\$1,880,000** Sold Date **30-Nov-24**

Distance **0.9km**



**22 THE WATER COURSE
 KEYSBOROUGH VIC 3173**

 4  4  2

Sold Price ^{RS} **\$1,890,000** Sold Date **07-Dec-24**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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