

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

2 HARDY LOOP 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

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Townhouse

Suburb

Keysborough

Period-from

01 Nov 2023

to

31 Oct 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

5 SULLIVANS WALK KEYSBOROUGH VIC 3173	\$655,000	18-Oct-24
24 HARDY LOOP KEYSBOROUGH VIC 3173	\$705,000	05-Aug-24
13 BAVADIA PLACE KEYSBOROUGH VIC 3173	\$730,000	04-Nov-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: 26 November 2024

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**5 SULLIVANS WALK
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price

^{RS} **\$655,000**

Sold Date

18-Oct-24

Distance

0.06km



**24 HARDY LOOP KEYSBOROUGH
VIC 3173**

 3  2  1

Sold Price

\$705,000

Sold Date

05-Aug-24

Distance

0.09km



**13 BAVADIA PLACE
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price

^{RS} **\$730,000**

Sold Date

04-Nov-24

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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