

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 230/220 Chapel Road, Keysborough, VIC 3173

Indicative selling price

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

Price Range \$800,000 & \$860,000

Median sale price

Median price \$695,050 Property Type Townhouse Suburb Keysborough (3173)
Period - From 01/01/2024 to 31/12/2024 Source pricefinder

Comparable property sales

A 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 |
|--------------------------------------|-----------|--------------|
| 2 POA COURT, KEYSBOROUGH VIC 3173 | \$800,000 | 18/11/2024 |
| 12 POA COURT, KEYSBOROUGH VIC 3173 | \$840,000 | 11/11/2024 |
| 12 FLOSS COURT, KEYSBOROUGH VIC 3173 | \$850,000 | 17/08/2024 |

This Statement of Information was prepared on: 03/02/2025