

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

8 LUGARNO COURT 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$931,900

Property type

House

Suburb

Keysborough

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|--|-----------|-----------|
| 4 WINGALA AVENUE KEYSBOROUGH VIC 3173 | \$837,000 | 27-Nov-24 |
| 1 DORSET COURT KEYSBOROUGH VIC 3173 | \$850,000 | 13-Nov-24 |
| 38 NARELLAN DRIVE KEYSBOROUGH VIC 3173 | \$885,000 | 21-Oct-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: 03 February 2025

Chang Wang

M 0450706668

E cwang@barryplant.com.au

**4 WINGALA AVENUE
KEYSBOROUGH VIC 3173**

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Sold Price **\$837,000** Sold Date **27-Nov-24**Distance **0.37km****1 DORSET COURT KEYSBOROUGH
VIC 3173**

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Sold Price **\$850,000** Sold Date **13-Nov-24**Distance **0.99km****38 NARELLAN DRIVE
KEYSBOROUGH VIC 3173**

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Sold Price **\$885,000** Sold Date **21-Oct-24**Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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