

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	8 Melanie Close Keysborough, 3173
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$750,000 & \$825,000
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### Median sale price

Median price	\$800,000	Property Type	HOUSE	Suburb	KEYSBOROUGH
Period - From	01-Feb-2023	to	08-Oct-2023	Source	realestate

### Comparable property sales

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
1	85 KINGSCLERE AVENUE KEYSBOROUGH VIC 3173	\$860,000	03-Apr-2023
2	6 Cheviot Road, Keysborough, Vic 3173	\$750,500	07-Oct-2023
3	4 Walworth Court, Keysborough, Vic 3173	\$800,000	27-Sep-2023

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