

## 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

50 PICCADILLY CRESCENT KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Keysborough

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 31 KIRIBILLI AVENUE KEYSBOROUGH VIC 3173 | \$860,000 | 09-Apr-22 |
| 1 CARRAMAR COURT KEYSBOROUGH VIC 3173    | \$873,000 | 23-Apr-22 |
| 25 TOONGABBIE COURT KEYSBOROUGH VIC 3173 | \$891,000 | 10-Sep-22 |

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 October 2022



**31 KIRRIBILLI AVENUE  
KEYSBOROUGH VIC 3173**

 3  1  2

Sold Price **\$860,000** Sold Date **09-Apr-22**

Distance **0.59km**



**1 CARRAMAR COURT  
KEYSBOROUGH VIC 3173**

 3  1  2

Sold Price **\$873,000** Sold Date **23-Apr-22**

Distance **0.44km**



**25 TOONGABBIE COURT  
KEYSBOROUGH VIC 3173**

 3  2  1

Sold Price <sup>RS</sup> **\$891,000** Sold Date **10-Sep-22**

Distance **0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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