



# STATEMENT OF INFORMATION

57 WAHROONGA AVENUE, KEYSBOROUGH, VIC 3173

PREPARED BY KOSAL PRUM, LEYTON REAL ESTATE, PHONE: 0423610870

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

57 WAHROONGA AVENUE, KEYSBOROUGH, VIC 3173

### Indicative selling price

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

Price Range:

\$730,000 to \$800,000

### Median sale price

Median price

\$815,000

Property type

House

Suburb

KEYSBOROUGH

Period

01 October 2020 to 31 March 2021

Source

  
pricfinder

### 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
27 ISAAC RD, KEYSBOROUGH, VIC 3173	*\$750,500	13/05/2021
46 WAHROONGA AVE, KEYSBOROUGH, VIC 3173	\$745,000	20/03/2021
9 FILER CRT, KEYSBOROUGH, VIC 3173	*\$807,000	01/05/2021

This Statement of Information was prepared on:

16/06/2021