

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

5 Trafalgar Walk, Keysborough Vic 3173

Indicative selling price

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

Single price

\$875,000

Median sale price

Median price

\$1,015,000

Property Type

House

Suburb

Keysborough

Period - From

01/07/2024

to

30/09/2024

Source

REIV

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 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	12 Poa Ct KEYSBOROUGH 3173	\$840,000	11/11/2024
2	32 Colville Cr KEYSBOROUGH 3173	\$890,000	31/10/2024
3	12 Floss Ct KEYSBOROUGH 3173	\$850,000	20/08/2024

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 six months.~~

This Statement of Information was prepared on:

25/11/2024 14:07



4 2 2

Property Type: House (Res)

Indicative Selling Price

\$875,000

Median House Price

September quarter 2024: \$1,015,000

Comparable Properties



12 Poa Ct KEYSBOROUGH 3173 (REI)

Agent Comments

4 3 2

Price: \$840,000

Method: Private Sale

Date: 11/11/2024

Property Type: Townhouse (Single)

Land Size: 254 sqm approx



32 Colville Cr KEYSBOROUGH 3173 (REI)

Agent Comments

4 2 2

Price: \$890,000

Method: Private Sale

Date: 31/10/2024

Property Type: Townhouse (Single)

Land Size: 215 sqm approx



12 Floss Ct KEYSBOROUGH 3173 (REI)

Agent Comments

4 2 2

Price: \$850,000

Method: Private Sale

Date: 20/08/2024

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500