

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

35/170 CHAPEL ROAD 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Apr 2021

to

31 Mar 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

20 LINDEN DRIVE KEYSBOROUGH VIC 3173	\$660,000	15-Nov-21
33/19 PEPPERTREE STREET KEYSBOROUGH VIC 3173	\$593,000	02-Dec-21

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: 12 April 2022



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**20 LINDEN DRIVE KEYSBOROUGH
VIC 3173**

Sold Price

\$660,000

Sold Date

15-Nov-21

2

1

2

Distance

-



**33/19 PEPPERTREE STREET
KEYSBOROUGH VIC 3173**

Sold Price

\$593,000

Sold Date

02-Dec-21

2

1

1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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