

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 4 Azure Crescent, Keysborough, VIC 3173

Indicative selling price

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

Single Price \$855,000

Median sale price

Median price \$699,271 Property Type House Suburb Keysborough (3173)

Period - From 01/05/2022 to 30/04/2023 Source Corelogic

Comparable property sales

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
27 PALMYRA STREET, KEYSBOROUGH VIC 3173	\$785,000	06/05/2023
22 MINOT COURT, KEYSBOROUGH VIC 3173	\$880,000	01/04/2023
7 BAVADIA PLACE, KEYSBOROUGH VIC 3173	\$792,500	24/03/2023

This Statement of Information was prepared on: 10/05/2023