

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

19/2-22 BREANNE PLACE 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Feb 2022

to

31 Jan 2023

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

34/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173	\$630,000	22-Aug-22
27/2-22 BREANNE PLACE KEYSBOROUGH VIC 3173	\$620,000	23-Nov-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: 02 February 2023

Corey Le

M 0417311491

E ckle@bigginScott.com.au



**34/2-22 BREANNE PLACE
KEYSBOROUGH VIC 3173**

2 1 1

Sold Price **\$630,000** Sold Date **22-Aug-22**

Distance **0.05km**



**27/2-22 BREANNE PLACE
KEYSBOROUGH VIC 3173**

2 1 2

Sold Price ^{RS} **\$620,000** Sold Date **23-Nov-22**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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