

# 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 The Grove, 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 \$1,550,000 & \$1,630,000

### Median sale price

Median price \$903,900 Property Type House Suburb Keysborough (3173)

Period - From 01/01/2021 to 31/12/2021 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 |
|--------------------------------------------|-------------|--------------|
| 67 PRINCETON DRIVE, KEYSBOROUGH VIC 3173   | \$1,550,000 | 09/12/2021   |
| 17 BEDDINGTON STREET, KEYSBOROUGH VIC 3173 | \$1,585,000 | 01/12/2021   |
| 17 STANFORD AVENUE, KEYSBOROUGH VIC 3173   | \$1,630,000 | 26/08/2021   |

This Statement of Information was prepared on: 25/01/2022