

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 YORK COURT 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$906,000

Property type

House

Suburb

Keysborough

Period-from

01 Oct 2022

to

30 Sep 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

7 THURBRO DRIVE KEYSBOROUGH VIC 3173	\$740,000	28-Apr-23
9 AMANDA COURT KEYSBOROUGH VIC 3173	\$730,000	30-May-23
230 CHANDLER ROAD KEYSBOROUGH VIC 3173	\$715,000	11-May-23

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 October 2023



7 THURBRO DRIVE KEYSBOROUGH VIC 3173 Sold Price **\$740,000** Sold Date **28-Apr-23**

 3  1  2

Distance **0.15km**



9 AMANDA COURT KEYSBOROUGH VIC 3173 Sold Price **\$730,000** Sold Date **30-May-23**

 3  1  1

Distance **0.56km**



230 CHANDLER ROAD KEYSBOROUGH VIC 3173 Sold Price **\$715,000** Sold Date **11-May-23**

 3  1  1

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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