

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

8 FAIRLIGHT AVENUE 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$929,500

Property type

House

Suburb

Keysborough

Period-from

01 Nov 2023

to

31 Oct 2024

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

1 SUNFLOWER COURT KEYSBOROUGH VIC 3173	\$1,180,000	16-Aug-24
120 STANLEY ROAD KEYSBOROUGH VIC 3173	\$1,185,800	06-Oct-24
12 YELLOWBOX DRIVE KEYSBOROUGH VIC 3173	\$1,238,000	15-Jun-24

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: 14 November 2024

**1 SUNFLOWER COURT
KEYSBOROUGH VIC 3173** 5  2  2Sold Price ^{RS} **\$1,180,000** Sold Date **16-Aug-24**Distance **0.13km****120 STANLEY ROAD
KEYSBOROUGH VIC 3173** 4  2  2Sold Price ^{RS} **\$1,185,800** Sold Date **06-Oct-24**Distance **0.38km****12 YELLOWBOX DRIVE
KEYSBOROUGH VIC 3173** 4  2  2Sold Price **\$1,238,000** Sold Date **15-Jun-24**Distance **0.7km****RS** = Recent sale**UN** = Undisclosed Sale

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