

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 MARALINGA 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Keysborough

Period-from

01 May 2022

to

30 Apr 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

6 ANNABELLE BOULEVARD KEYSBOROUGH VIC 3173	\$930,000	11-Nov-22
4 CLARA COURT KEYSBOROUGH VIC 3173	\$912,000	04-Feb-23
12 ROSENE COURT KEYSBOROUGH VIC 3173	\$915,000	28-Jan-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: 04 May 2023



6 ANNABELLE BOULEVARD KEYSBOROUGH VIC 3173

 4  2  2

Sold Price

\$930,000

Sold Date

11-Nov-22

Distance

1.93km


4 CLARA COURT KEYSBOROUGH VIC 3173

 3  2  1

Sold Price

\$912,000

Sold Date

04-Feb-23

Distance

1.71km


12 ROSENE COURT KEYSBOROUGH VIC 3173

 5  2  2

Sold Price

\$915,000

Sold Date

28-Jan-23

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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