

# 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 1 Callistemon Avenue, 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 \$629,000 & \$679,000

### Median sale price

Median price \$638,500 Property Type Unit Suburb Keysborough (3173)  
Period - From 01/07/2022 to 30/06/2023 Source Pricefinder

### 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 |
|---------------------------------------------|-----------|--------------|
| 6 BOTANICA WAY, KEYSBOROUGH VIC 3173        | \$660,000 | 29/05/2023   |
| 1/5 ALEJA COURT, NOBLE PARK VIC 3174        | \$616,666 | 04/07/2023   |
| 24/2-22 BREANNE PLACE, KEYSBOROUGH VIC 3173 | \$630,000 | 25/04/2023   |

This Statement of Information was prepared on: 08/09/2023