

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

16 Gregory 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,000

Property type

House

Suburb

Keysborough

Period-from

01 Nov 2020

to

31 Oct 2021

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

17 Stanford Avenue Keysborough VIC 3173	\$1,630,000	26-Aug-21
1 Cafardi Boulevard Keysborough VIC 3173	\$1,708,000	25-Oct-21
4 Chris Court Keysborough VIC 3173	\$1,850,000	01-Jul-21

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: 18 November 2021



17 Stanford Avenue Keysborough VIC 3173

Sold Price

^{RS} **\$1,630,000**

Sold Date

26-Aug-21

 4  2  2

Distance

0.25km



1 Cafardi Boulevard Keysborough VIC 3173

Sold Price

^{RS} **\$1,708,000**

Sold Date

25-Oct-21

 5  5  2

Distance

1.39km



4 Chris Court Keysborough VIC 3173

Sold Price

\$1,850,000

Sold Date

01-Jul-21

 5  3  2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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