

## 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

22/170 CHAPEL ROAD KEYSBOROUGH VIC 3173

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Keysborough

Period-from

01 Feb 2024

to

31 Jan 2025

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

7/72 STANLEY ROAD KEYSBOROUGH VIC 3173	\$685,000	03-Feb-25
38/220 CHAPEL ROAD KEYSBOROUGH VIC 3173	\$715,000	02-Dec-24
33/108 CHURCH ROAD KEYSBOROUGH VIC 3173	\$615,000	24-Oct-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: 24 February 2025

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**7/72 STANLEY ROAD  
KEYSBOROUGH VIC 3173**

3 2 1

Sold Price <sup>RS</sup> **\$685,000** Sold Date **03-Feb-25**

Distance **1.07km**



**38/220 CHAPEL ROAD  
KEYSBOROUGH VIC 3173**

3 2 2

Sold Price **\$715,000** Sold Date **02-Dec-24**

Distance **0.46km**



**33/108 CHURCH ROAD  
KEYSBOROUGH VIC 3173**

3 2 1

Sold Price **\$615,000** Sold Date **24-Oct-24**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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