

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

13 ASCOT PLACE 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Keysborough

Period-from

01 Feb 2022

to

31 Jan 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

1 NEWSTEAD STREET KEYSBOROUGH VIC 3173	\$1,122,500	25-Feb-23
2 MAXFIELD ROAD KEYSBOROUGH VIC 3173	\$1,137,500	21-Sep-22
74 CHURCH ROAD KEYSBOROUGH VIC 3173	\$1,165,000	08-Nov-22

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: 28 February 2023



**1 NEWSTEAD STREET
KEYSBOROUGH VIC 3173**

 4  2  2

Sold Price

^{RS}

\$1,122,500

Sold Date

25-Feb-23

Distance

1.56km



**2 MAXFIELD ROAD
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price

\$1,137,500

Sold Date

21-Sep-22

Distance

1.22km



**74 CHURCH ROAD
KEYSBOROUGH VIC 3173**

 4  2  2

Sold Price

\$1,165,000

Sold Date

08-Nov-22

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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