

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

7 ROSETTE CRESCENT 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,750

Property type

House

Suburb

Keysborough

Period-from

01 Jul 2022

to

30 Jun 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

23 PALMYRA STREET KEYSBOROUGH VIC 3173	\$677,000	08-Jul-23
21 MERRIMACK CRESCENT KEYSBOROUGH VIC 3173	\$710,000	17-Jun-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: 21 July 2023



**23 PALMYRA STREET
KEYSBOROUGH VIC 3173**

 2  1  2

Sold Price

^{RS}

\$677,000

Sold Date

08-Jul-23

Distance

0.28km



**21 MERRIMACK CRESCENT
KEYSBOROUGH VIC 3173**

 2  1  2

Sold Price

^{RS}

\$710,000

Sold Date

17-Jun-23

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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